



Shepherds
Property Sales & Lettings



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High Road | Broxbourne | EN10 7HY | Offers Over £230,000



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Located in the heart of Broxbourne this immaculately split level maisonette, offers a perfect blend of comfort and convenience. Situated close to a good choice of local independent retailer shops , super market and restaurants.

The property has been well-maintained and is presented in great condition, making it an ideal choice for first-time buyers or those looking to downsize.

The property features a spacious reception room, with views over the field and a well-fitted, modern kitchen. Upstairs, there are two bedrooms, with ample room for a small family or for those who desire a guest room or home office.

One of the standout features of this property is its balcony with lovely views over the nearby park, providing a serene backdrop to your daily life. The maisonette also benefits from a garage, which is a valuable asset in this area.

Located in the centre of Broxbourne, you are within walking distance of amenities, transport links and schooling and Broxbourne main line over ground rail services into Liverpool Street, Stratfield international, Cambridge and Stanstead Airport.

To be sold chain free. Services connected: Mains Gas, Water, Electricity and Sewage.
Lease: 171 years remaining. No Ground Rent. Service Charge: £1,280 PA.

- Immaculate Condition
- Two Spacious Bedrooms
- Park Views
- Modern Kitchen & Shower Room
- Balcony
- Gas Central Heating
- Walking Distance of Broxbourne Station
- Garage
- Chain Free
- Shops and park close by



Front Balcony Area

Hallway

8'2 x 2'10

Kitchen

8'1 x 7'11

Shower Room

6'2 x 5'

Living/Dining Room

16'7 x 10'9

C/D

C/D

Landing

Bedroom One

13'3 x 10'5

Bedroom Two

10'1 x 8'2

W/C

C/D

C/D

External

Balcony

Garage



Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.



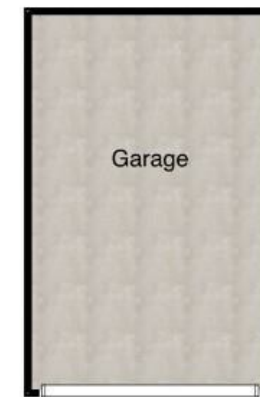
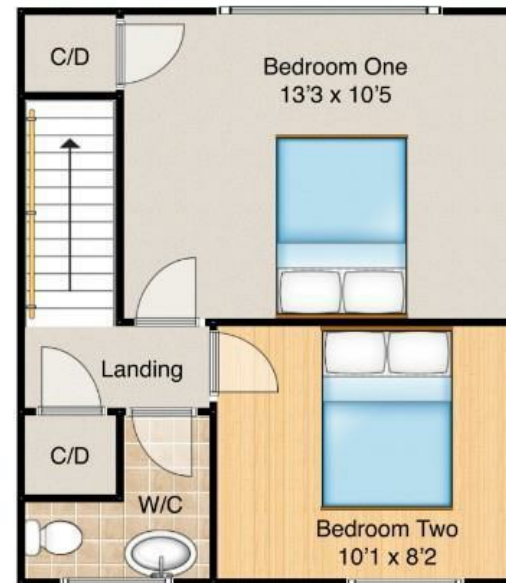
Tenure : Leasehold
Council: Broxbourne Borough
Tax Band: B





The Precinct, High Road, Broxbourne

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