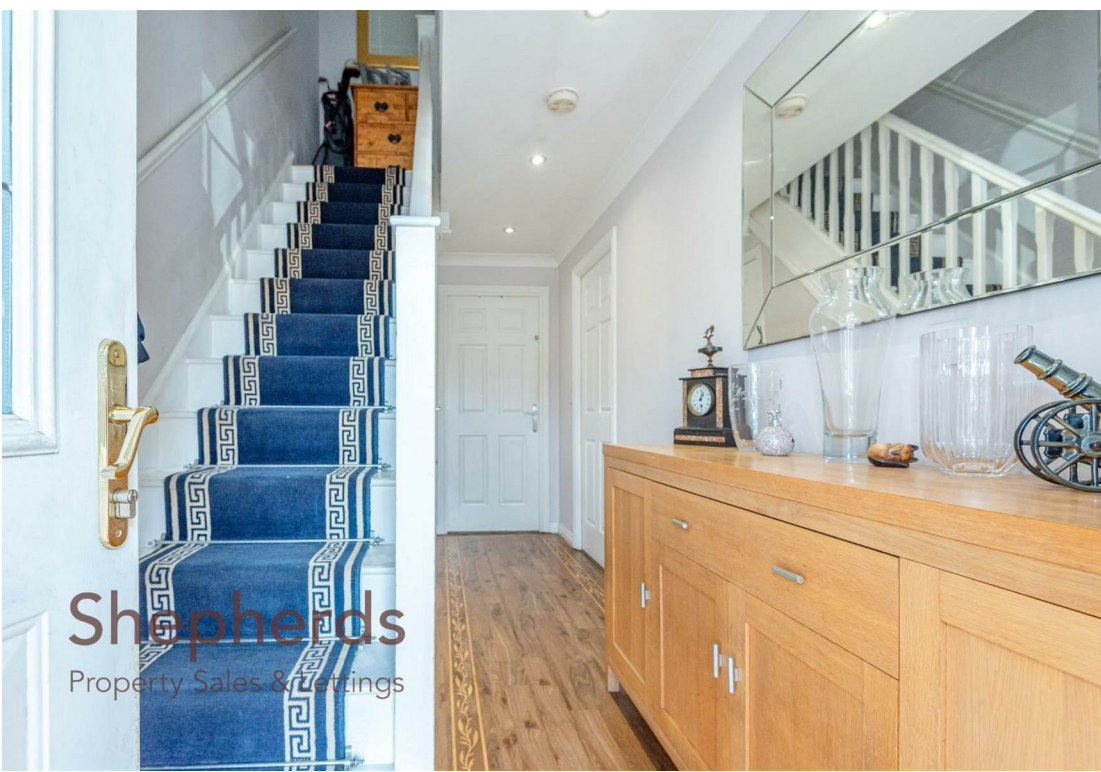




**Shepherds**

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Columbia Road | Broxbourne | EN10 6FR | Best Offers Around £460,000



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A photograph of a hallway. On the left, there is a white radiator and a wooden cabinet with a dark top. On top of the cabinet are a small clock and some decorative items. A mirror is mounted on the wall above the cabinet. In the center, there is a white door with a decorative window featuring four red diamond shapes. To the right of the door is a window with white shutters. A staircase with white railings and a white handrail goes up from the right side of the hallway. The floor is made of dark wood with a decorative border. The walls are white, and the ceiling has recessed lighting.

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# Columbia Road | Broxbourne | EN10 6FR

This delightful mid-terrace town house offers a perfect blend of modern living and convenience. Built in 2004, the property boasts four well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you will find a welcoming atmosphere that flows throughout the home. The family shower room is thoughtfully designed, providing a practical space for daily routines. Additionally, the en-suite shower room and ground floor cloakroom enhance the functionality of the property, ensuring comfort for all residents and guests.

There is off-street parking, accommodating up to two cars this added convenience allows for easy access and peace of mind.

The location is particularly advantageous, being in close proximity to the Brookfield Farm Shopping Centre. This means that residents can enjoy a variety of shops, restaurants, and amenities just a short distance away, making everyday errands a breeze. Access to the A10 and from there the M25 is very easy from Columbia Road

In summary, this Three/ Four-bedroom town house on Columbia Road presents an excellent opportunity for those looking for a flexible modern family home in a well-connected area. With its spacious layout, practical facilities, and convenient location, it is sure to appeal to a wide range of buyers.

The property has main gas, electricity, water and sewage attached.

- 3/4 Bedroom Town House
- Family Shower Room
- Gas Central Heating
- Rear Garden
- Off street Parking for 2 cars
- En Suite Shower Room
- Double Glazing
- Cloakroom
- Goodsize Kitchen Diner
- Convenient for Brookfield Farm Shopping Center



Entrance Door

Entrance Hall

15'3 x 6'8

Cloakroom/W.C.

Kitchen/ Dining Room

15'6 x 11'10

Sitting Room

16'7 x 8'7

First Floor Landing

Living Room/ Bedroom 4

15'6 x 13'11

Bedroom Three

11'8 x 8'11

Second Floor

Bedroom One

15'6 x 10'5

En-Suite Shower Room

5'9 x 5'6

Bedroom Two

15'7 x 8'8

Family Shower Room

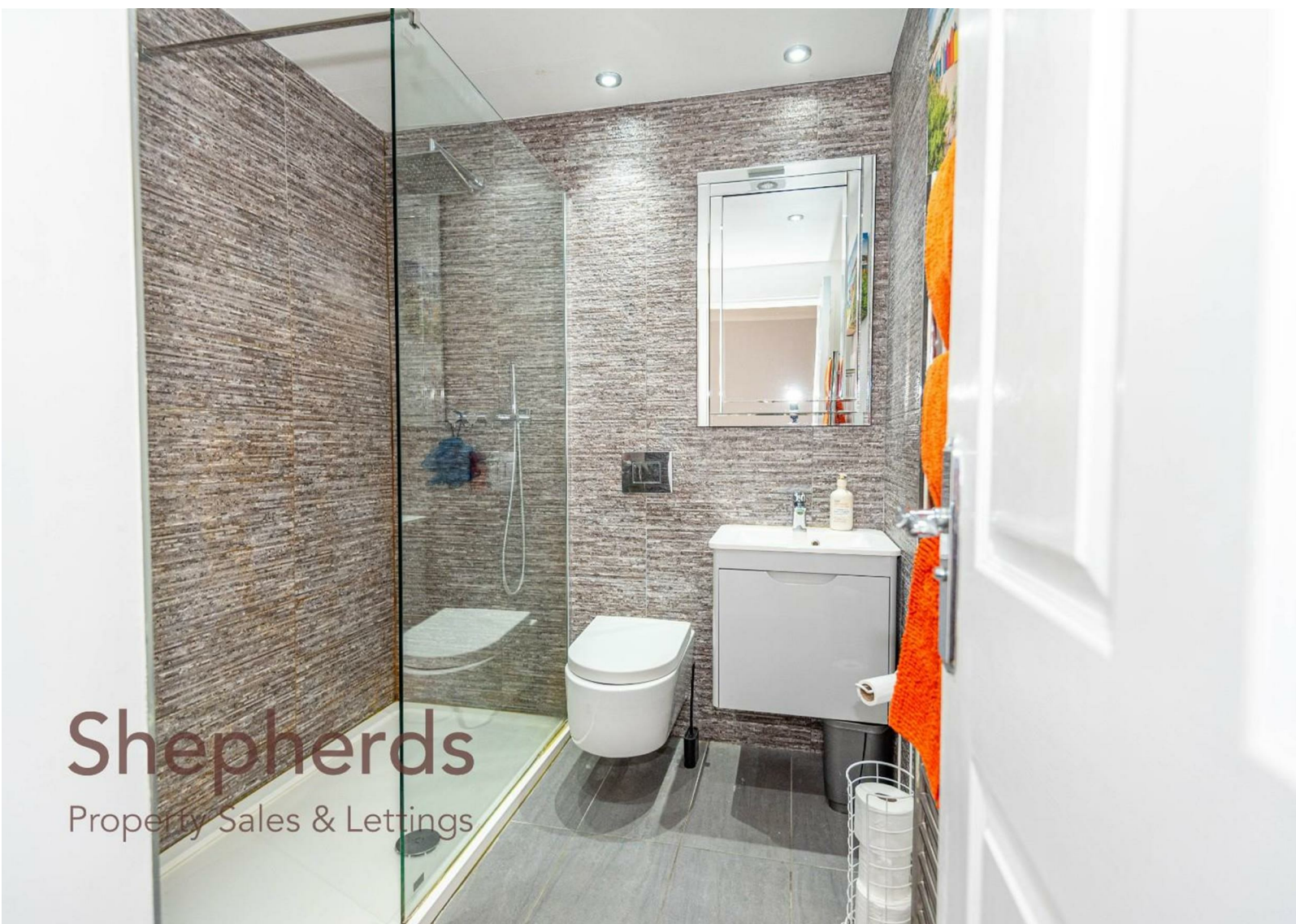
7'9 x 6'3

Exterior

Double Width Driveway

Rear Garden

45'



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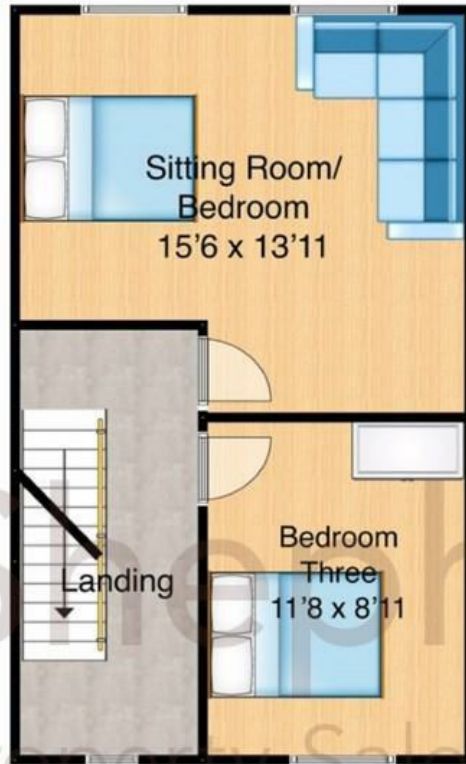
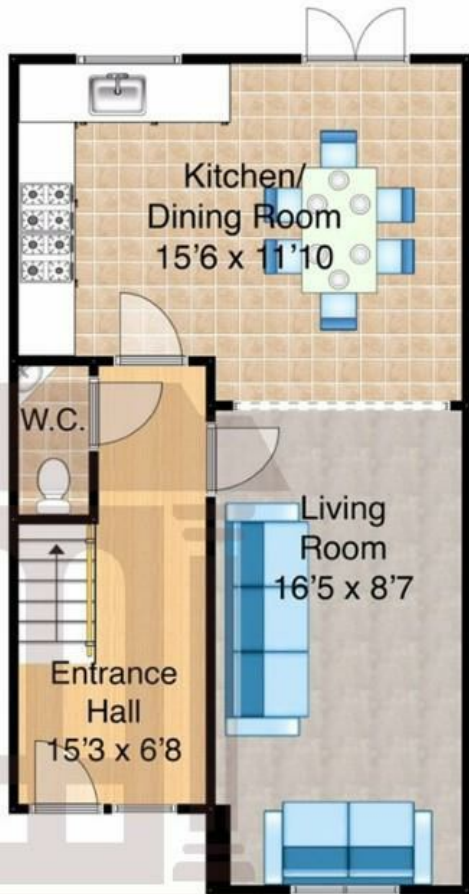
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Tenure : Freehold  
Council: Broxbourne  
Tax Band: E



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## Columbia Road, Turnford



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## CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351

Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

## HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044

Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)

