



Shepherds
Property Sales & Lettings

High Road | Broxbourne | EN10 7ND | Offers Over £470,000



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Shepherds are delighted to present this charming three-bedroom semi-detached house, ideally situated on High Road in the heart of Broxbourne. Built in 1927, this property beautifully combines character with modern living, making it an excellent choice for families and commuters alike.

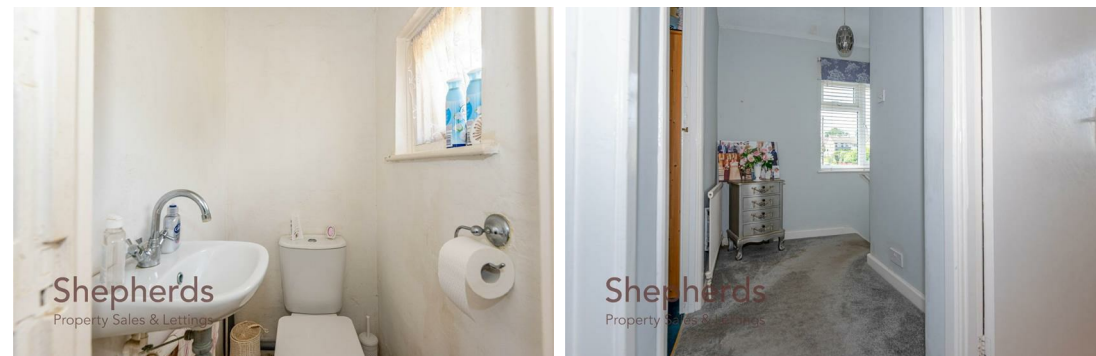
Upon entering, you will find a spacious reception room that serves as the perfect space for family gatherings or entertaining guests. A large kitchen breakfast room looks out onto the garden and leads through to the utility porch and cloakroom. The three well-proportioned bedrooms offer ample room for rest and relaxation, while the conveniently located bath/shower room caters to the needs of the household.

One of the standout features of this home is its generous plot, which includes both front and rear gardens. This outdoor space not only enhances the appeal of the property but also presents significant potential for future development. There is the exciting possibility to extend the house and create off-street parking, subject to planning permission, making this an attractive opportunity for those looking to invest in their future.

The location is particularly desirable, being within a highly sought-after school catchment area, which families will greatly appreciate. Furthermore, local shops and Broxbourne rail station are just a short walk away, adding to the convenience for commuters. Broxbourne to Liverpool street station takes approx 25 minutes at peak times.

In summary, this three-bedroom semi-detached house on High Road is a rare find in a prime location. With its outstanding potential for enhancement and its close proximity to essential amenities, it represents a fantastic opportunity to secure a family home in one of Broxbourne's most convenient and attractive settings. Do not miss your chance to view this exceptional property.

Mains gas, water, telephone, drainage and electricity are connected.



- Semi Detached House
- Walking Distance of Station
- Walking Distance of Broxbourne School
- Living/ Dining Room
- Kitchen/ Breakfast Room
- Bath/ Shower Room + Cloakroom
- Gas Central Heating
- UPVC Double Glazing
- West Facing Garden
- Large Front Garden



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.

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Tenure : Freehold
Council: Broxbourne Borough
Tax Band: D



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Entrance Door

Hallway

Living/ Dining Room

23'5 x 13'

Kitchen/ Breakfast Room

20'1 x 6'9

Porch/ utility

10'11 x 3'

Cloakroom/ w.c.

Landing

Bedroom One

13' x 12'6

Bedroom Two

12'7 x 6'9

Bedroom Three

10'6 x 7'1

Bath/ Shower Room

Exterior

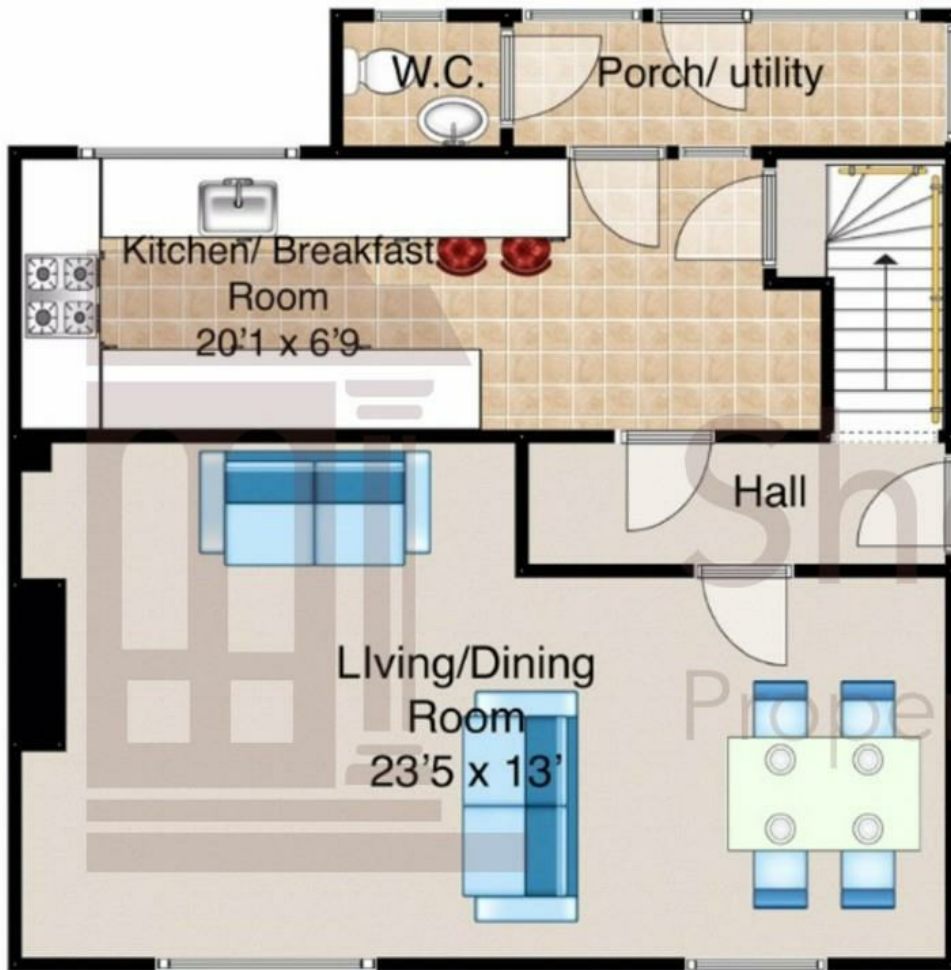
Large Front Garden

Rear Garden

No Off street Parking

Space STPP for Parking

High Road Broxbourne



This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd



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