



Lammamead, Broxbourne, EN10 6PF

This beautifully presented and extended three / four-bedroom semi-detached house is located in a sought-after area close to Broxbourne Station and in the catchment for the prestigious Broxbourne Secondary School. The property boasts a block paved driveway providing ample off-street parking, along with a garage conversion which now serves as a spacious family room or fourth bedroom. Upon entering the property, you are greeted by an impressive entrance hall, leading to a spacious living room and a high specification, fully integrated kitchen with a dining area. Double glazed French doors open onto the landscaped rear garden, featuring an artificial lawn for low maintenance. The property also benefits from a ground floor cloakroom, beautifully presented bedrooms, and a recently fitted high-quality shower room. Additionally, double glazed windows and gas central heating provide comfort and energy efficiency throughout the home. This property offers a perfect blend of modern living and convenience, making it an ideal family home for those looking to be within easy reach of local amenities and excellent transport links.

Key features

- Extended semi-detached house
- Impressive entrance hall
- Landscaped rear garden with artificial lawn
- Double glazed windows and gas central heating
- Garage converted to family room/bedroom four
- Fully integrated kitchen with dining room
- Recently fitted high-quality shower room
- Close to Broxbourne Station and in catchment for Broxbourne Secondary School



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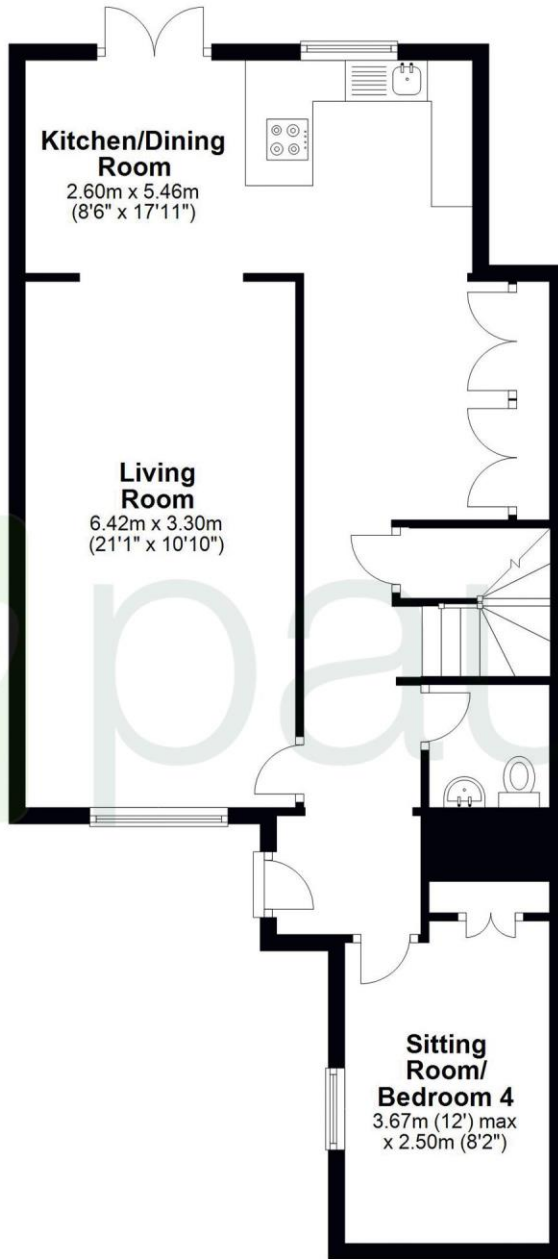


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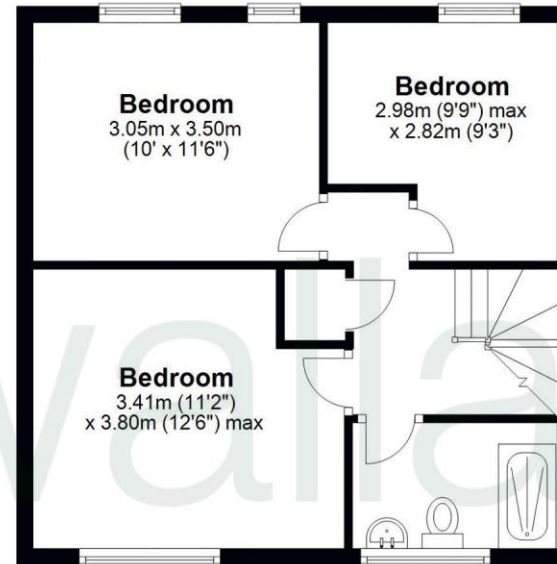
Ground Floor

Approx. 68.6 sq. metres (738.4 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.7 sq. feet)



Total area: approx. 110.3 sq. metres (1187.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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Opening Times

Mon	9am to 6.30pm
Tues	9am to 6.30pm
Wed	9am to 6.30pm
Thurs	9am to 6.30pm
Fri	9am to 6.30pm
Sat	9am to 5.00pm
Sun	Closed



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