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High Road, Broxbourne, EN10 6QF |
Offers in Excess of £570,000 | Freehold

High Road, Broxbourne, EN10 6QF

This extended and spacious three-bedroom semi-detached family home is located in the heart of Broxbourne. This exceptional property, offering three spacious double bedrooms, has been extended to provide ample living space. The house is available without a chain and is in good condition throughout. The accommodation comprises a large living room, sitting room, spacious dining room, a well-equipped kitchen, a convenient downstairs WC, three double bedrooms (with an ensuite shower in bedroom one), and a modern four-piece family bathroom. Externally, the property features a generous 80' west facing rear garden, a driveway that can accommodate multiple vehicles, and a garage with potential for conversion into living accommodation. The property allows for easy access to Broxbourne school, Broxbourne train station, and all other essential local amenities. Additionally, the property benefits potential to extend to the rear, subject to obtaining the necessary planning permissions.

Key features

- Extended three double bedroom semi-detached family home
- Large living room, sitting room, dining room, and well-equipped kitchen
- Bedroom one features an ensuite shower
- 80' west facing rear garden, driveway for multiple vehicles and garage with potential for conversion
- Good condition with spacious living accommodation throughout
- Downstairs WC for convenience
- Modern four piece family bathroom
- Close proximity to Broxbourne school, train station, and local amenities



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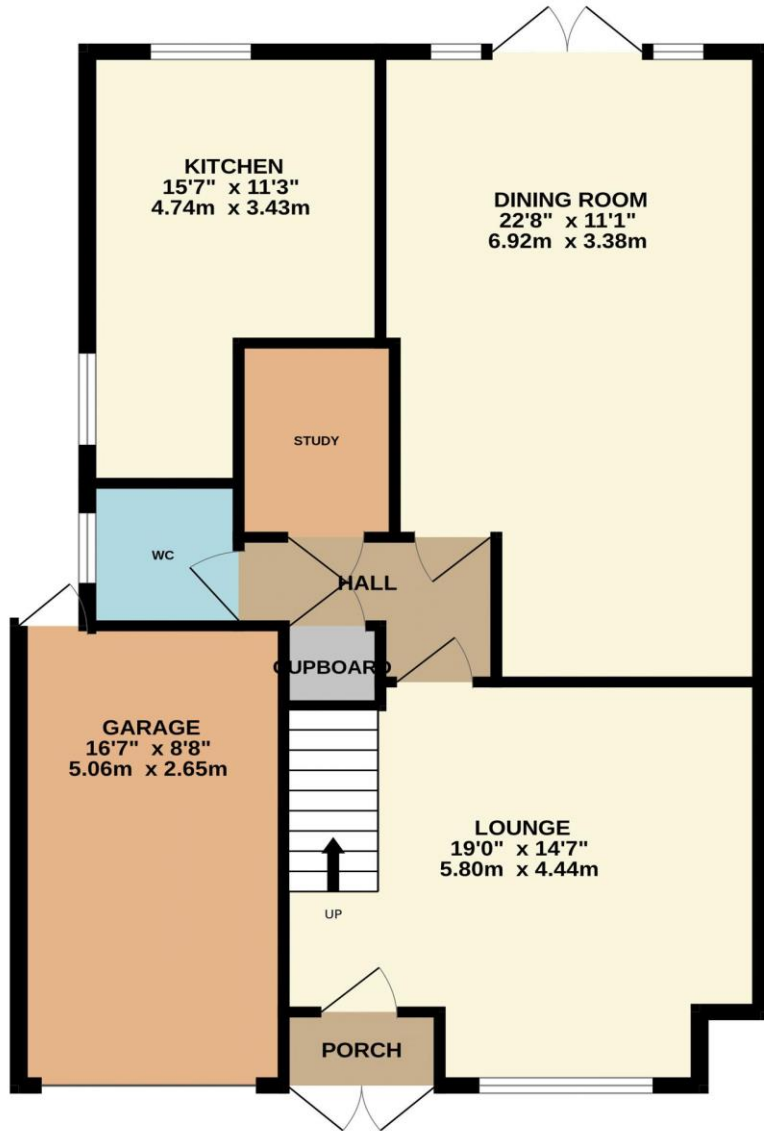
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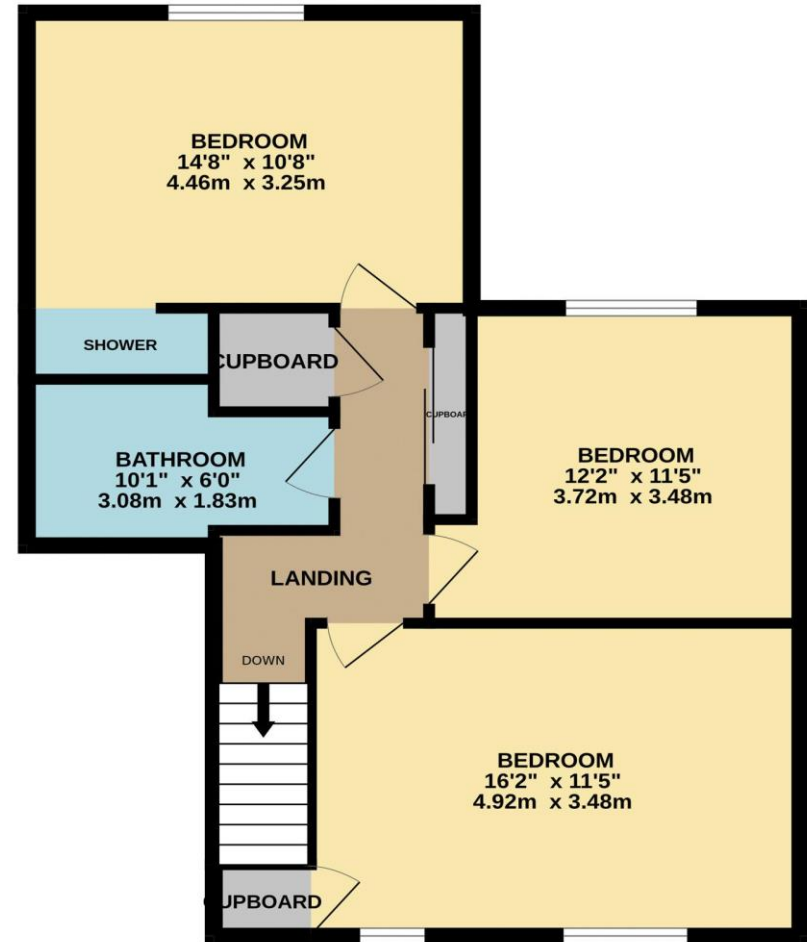




GROUND FLOOR
860 sq.ft. (79.9 sq.m.) approx.



1ST FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 1506 sq.ft. (139.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. Potential buyers are advised to recheck the measurements.