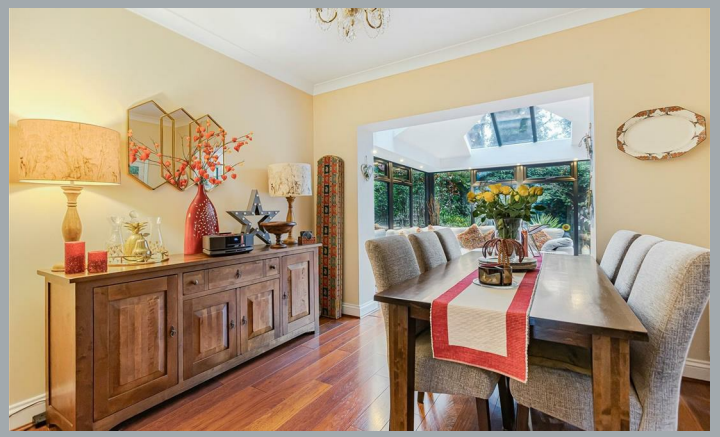


5, Boleyn Court, Bell Lane, Broxbourne
EN10 7HJ
Price Guide £949,995

stevenoates.com







5 Boleyn Court, Bell Lane, Broxbourne, Herts, EN10 7HJ

An immaculate and tastefully extended five bedroom detached home, occupying a prime position within a desirable residential cul-de-sac. Built to a high standard in the late 1990s, the property offers spacious and versatile accommodation, conveniently located for New Broxbourne School and a selection of infant schools, all within walking distance. The property is approached via a generous reception hall featuring impressive 8'6" high ceilings, a modern fitted cloakroom and a wider-than-average staircase rising to the first floor. Double doors open into the living room, which features a fireplace with decorative surround, a large double glazed bay window to the front and contemporary Crittall style doors leading through to the dining room. The dining room provides access to the kitchen and flows seamlessly into the orangery, complete with underfloor heating and bi-fold doors leading to the rear garden, creating an ideal space for everyday living and entertaining. The kitchen/breakfast room is fitted with an extensive range of wall and base units, complemented by integrated appliances. The first floor comprises a principal bedroom with a four piece en-suite bathroom, three further bedrooms and a family bathroom. A staircase leads to the second floor, where a further bedroom benefits from its own en-suite, alongside an additional room currently used as a dressing room. Externally, the property enjoys a secluded South facing rear garden, while the front driveway provides off-street parking for two vehicles and access to the integral garage.

The property is located within an exclusive, private cul de sac of just 10 detached family homes located in one of Broxbourne's most sought after areas, only a short distance from the highly acclaimed Broxbourne School. Sheredes School is also closeby, as is Broxbourne High Road which offers excellent local shops and a selection of restaurants. Broxbourne Station is also easily accessible providing fast services (approx. 30 mins) to London's Liverpool Street.



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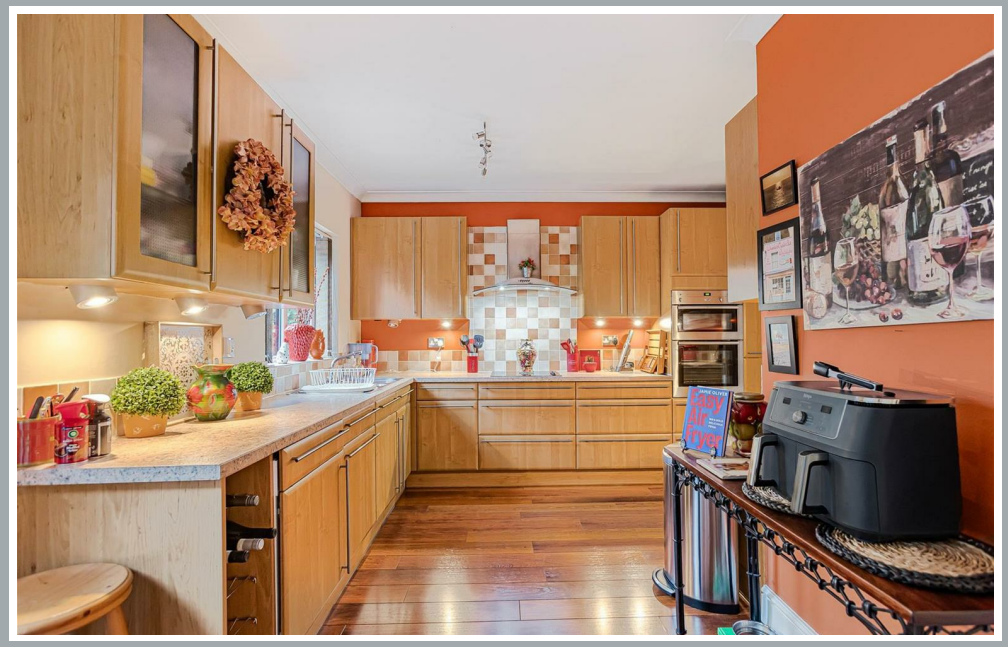








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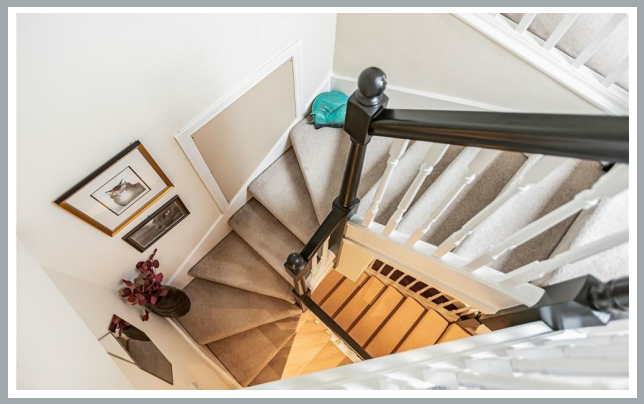


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Nº5
CHANEL
PARIS









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Approximate Gross Internal Area 2351 sq ft - 218 sq m
(Including Garage)

Ground Floor Area 1056 sq ft – 98 sq m
First Floor Area 863 sq ft – 80 sq m
Second Floor Area 432 sq ft – 40 sq m



Ground Floor First Floor Second Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Steven Oates

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