

Shepherds
Property Sales & Lettings

Bell Lane I Broxbourne I EN10 7HH I £470,000


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Nestled on the charming Bell Lane in Broxbourne, this delightful house offers a perfect blend of comfort and convenience. With three generously sized bedrooms, each equipped with wardrobes, this property is ideal for families or those seeking extra space. The open-plan living and dining areas create a welcoming atmosphere, perfect for entertaining or relaxing after a long day.

The kitchen/ breakfast room come fitted with modern appliances, making meal preparation a breeze. The property benefits from gas central heating, ensuring warmth and comfort throughout the colder months. Natural light floods the home, thanks to the double glazing, enhancing the overall appeal.

Step outside to discover a south-facing garden, featuring synthetic grass for low maintenance and year-round enjoyment. This outdoor space is perfect for summer gatherings or simply unwinding in the sun. Additionally, the property includes a garage at the rear, providing ample storage or parking options.

Location is key, and this home is ideally situated within walking distance of Broxbourne Station, offering a fast service to London's Liverpool Street Station. For families, the property is also a short stroll from Broxbourne Senior School, making it a convenient choice for educational needs.

In summary, this house on Bell Lane presents an excellent opportunity for those looking for a well-appointed home in a desirable location. With its spacious interiors, modern amenities, and proximity to transport links and schools, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely property your new home.

The property will be sold Chain Free and benefits from mains gas, electric, water and drainage.

- Staggered Terrace House
- 3 Bedrooms
- 2 Reception Areas
- Kitchen/ Breakfast Room
- Gas Central Heating
- Shower Room
- Chain Free Sale
- Driveway & Garage
- Broxbourne School Close By





Entrance Door

Porch Area

Living Room
18'11 x 13'5

Dining Area
12'3 x 7'3

Kitchen/ Breakfast Room
11'2 x 9'5

Landing

Bedroom One
13'6 x 11'2 inc wds

Family Shower Room
7'6 x 6'3

Bedroom Two
11'3 x 9'5

Bedroom Three
7'10 x 7'6

External

Front Driveway

South Facing Garden

Garage On Block
15'8 x 8'8











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Tenure :	**Freehold**
Council:	**Broxbourne Borough Council**
Tax Band:	**D**

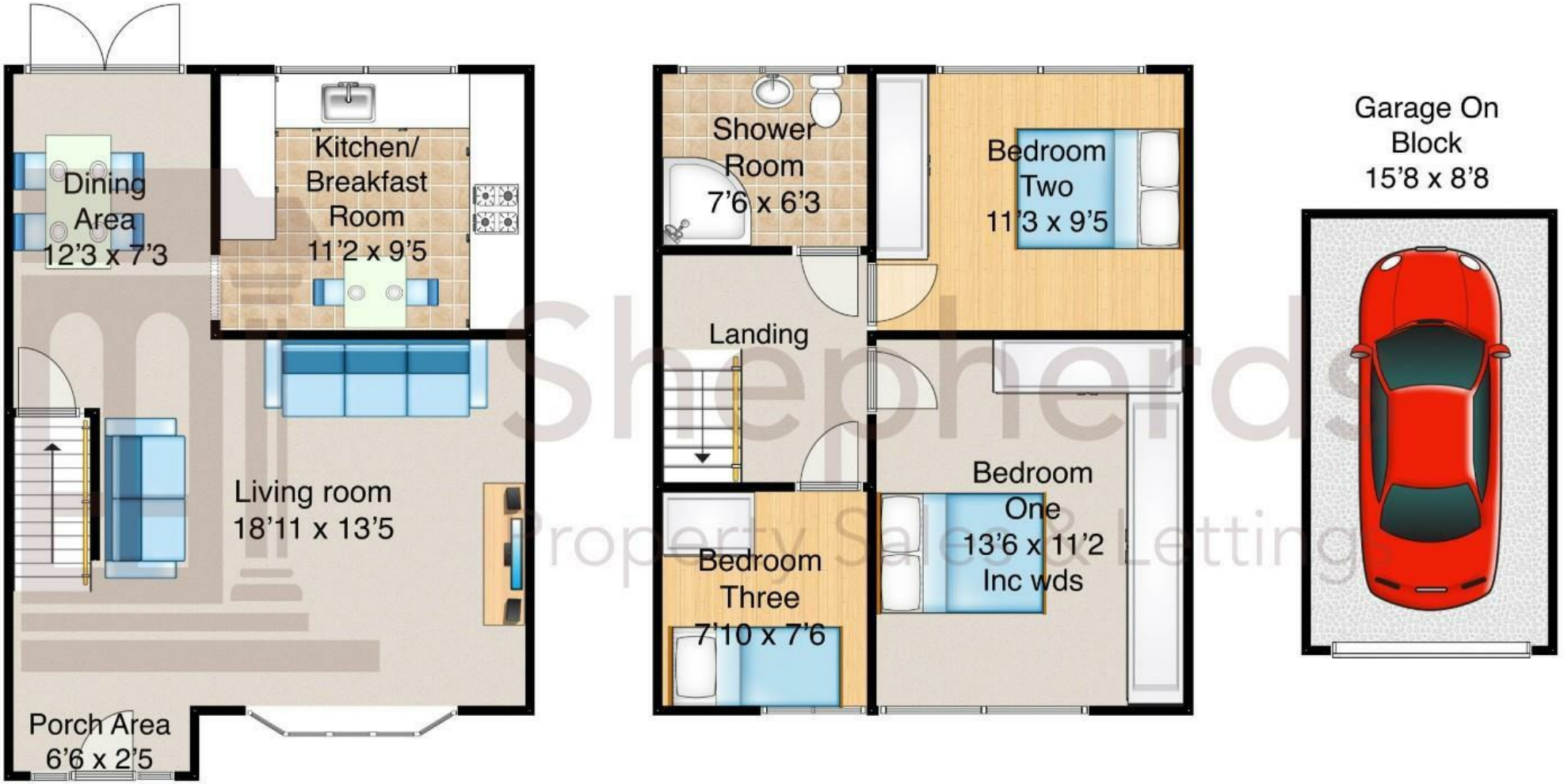

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