

Brickcroft, EN10 6AR
Broxbourne

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Kings Group are proud to present this SPACIOUS THREE BEDROOM END OF TERRACED HOUSE.

Situated in a popular residential location, this deceptively spacious three-bedroom end-terrace home has been thoughtfully extended to create versatile living accommodation, making it an ideal purchase for growing families and those seeking additional reception space.

Set back behind a driveway providing off-road parking, the property is entered via a welcoming porch which leads into the main accommodation. Immediately to the left is a convenient guest WC, perfect for modern family living.

The heart of the home is the impressive open-plan lounge and dining area, offering a bright and sociable space for both relaxing and entertaining. Flowing seamlessly from the dining area, the rear extension significantly enhances the ground floor accommodation, creating a superb additional living area with views and direct access onto the rear garden, ideal as a family room, playroom or home office.

Positioned off the dining area, the kitchen is fitted with a range of units and benefits from useful side access, providing practicality for day-to-day living and easy access to the garden.

To the first floor, the property continues to impress with three well-proportioned bedrooms, comprising two generous double bedrooms and a larger-than-average single bedroom, all served by the family bathroom.

Externally, the property enjoys a private and enclosed rear garden, offering an excellent space for outdoor entertaining, family activities and al fresco dining. Gated side access adds further convenience, while a garage located en-bloc provides valuable storage or additional parking options.

Offers In Excess Of £465,000









- THREE BEDROOM END OF TERRACED HOUSE
- IDEAL FAMILY HOME
- EXTENDED
- OPEN PLAN LOUNGE / DINER
- CLOSE TO BROOKFIELD SHOPPING CENTRE
- FREEHOLD
- DRIVEWAY & GARAGE EN-BLOCK
- THREE SPACIOUS BEDROOMS
- CLOSE TO POPULAR SCHOOLS
- EASY ACCESS TO A10 AND M25

Location

A new owner benefits from being surrounded by everything a home and family need for day-to-day life and future growth. Brickcroft has easy access to local high street shops, popular restaurants, Tesco Supermarket, banks, cafes and many more high street shops and businesses, in addition to local high street shops The Cedars is also a stone's throw away from Brookfield Shopping Centre. Not only does it have local shops nearby, you will also benefit from being within a close distance to Laura Trott Leisure Centre, Cheshunt Community Hospital, Lea Valley Park and Cheshunt Community Sports Park.

Travel Links

Brickcroft also offers fantastic commute links, with both Cheshunt and Broxbourne Station being under a 30-minute walk away. There are regular services to London Liverpool Street via Tottenham Hale, in under 30 minutes, and Greater Anglia Service trains to destinations like Cambridge, Stansted Airport, and Hertford East. In addition to the public transport links, the A10 and M25 are also accessible in under 10 minutes.

Local Schools

With the property being ideal for a family, local schools may be an important criteria in your search which in addition to the above that Brickcroft offers, you also have some of the areas most sought after and popular schools such as Longlands Primary School and Nursery, Wormley CofE Primary School, Churchfield Church of England Academy, The Broxbourne School, Broxbourne CofE Primary School and many more all within a short drive or walk away.

Council Tax Band - D
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low
EPC Rating - Awaiting Up to Date Rating



















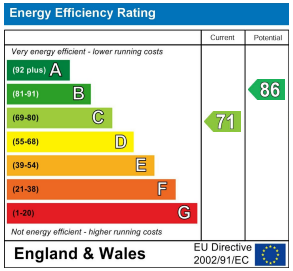


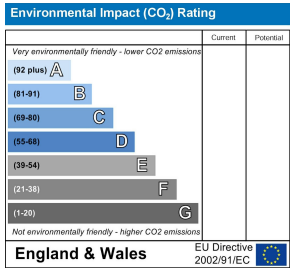

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NOBODY GETS OUT SOBER


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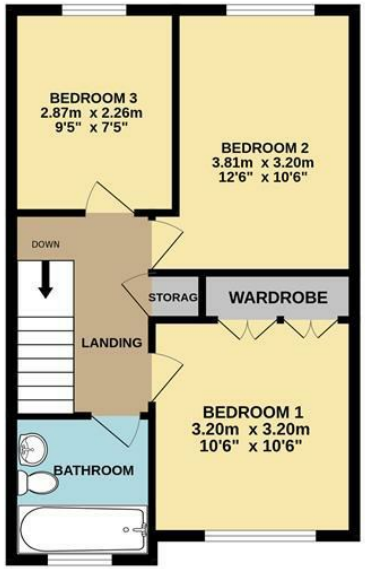




GROUND FLOOR



1ST FLOOR



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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