

Anderson Close, EN10 7FN
Broxbourne

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Kings Group are proud to present this EXCEPTIONAL, FOUR BEDROOM SEMI DETACHED FAMILY HOME. Situated within the prestigious Scholars Development in Broxbourne.

This exceptional four-bedroom semi-detached residence combines contemporary elegance, luxurious finishes and beautifully appointed accommodation arranged across three floors, situated within the prestigious Scholars Development.

Approached via a private driveway with EV charging facilities, the welcoming entrance hallway leads to a guest cloakroom and separate utility room with internal access to the integral garage. To the rear is a magnificent open-plan kitchen/dining room, thoughtfully designed for modern family living and entertaining, featuring a waste disposal unit and premium Grohe hot water tap, with direct access to the landscaped garden.

The first floor offers an impressive rear-facing reception room, providing an elegant space for relaxation, two generously proportioned bedrooms and a stylish family bathroom. The second floor features a luxurious principal bedroom with en-suite and built-in electric TV bracket, alongside an exceptionally spacious second bedroom. Both the principal and second bedrooms benefit from air conditioning. Further premium features include a water softener, security alarm system and Sky Q wiring, enhancing everyday comfort and convenience throughout this beautifully presented home.

Externally, the beautifully landscaped rear garden boasts a central lawn, attractive patio pathways and established flower and shrub borders, complete with an irrigation system. Additional features include external electrical and water points to both front and rear, complemented by outdoor lighting, creating an ideal setting for alfresco dining and entertaining.

Built in 2022, this outstanding home benefits from the remaining balance of its 10-year new-build warranty, offering modern efficiency, luxury and peace of mind in a highly sought-after development.

£750,000









- BUILT IN 2022 AND STILL UNDER THE 10 YEAR NEW BUILD WARRANTY
- DRIVEWAY AND EV CHARGING POINTS
- IMPRESSIVE OPEN PLAN KITCHEN / DINER
- STUNNING INTERIOR
- WALKING DISTANCE TO BROXBOURNE STATION
- OVER 2200 SQUARE FOOT
- LUXURIOUS PRINCIPLE BEDROOM
- BEAUTIFUL LANDSCAPED REAR GARDEN
- SOUGHT AFTER LOCATION
- INTERGRAL GARAGE

Location

Situated within the prestigious Scholars Development, Anderson Close enjoys an enviable position in one of Broxbourne's most desirable residential settings, combining peaceful surroundings with excellent transport connections, highly regarded schooling and an abundance of local amenities. The property is conveniently positioned within walking distance of Broxbourne High Road, offering a selection of independent shops, cafés, restaurants and traditional public houses. For those who appreciate outdoor pursuits, the surrounding area offers picturesque countryside, woodland walks and the beautiful Lee Valley Regional Park, with its riverside pathways and recreational facilities. The nearby Hertfordshire Golf & Country Club provides further leisure opportunities.

Travel Links

Broxbourne Railway Station is approximately 0.8 miles away, providing direct services into London Liverpool Street and making the location particularly attractive to commuters. Excellent road connections are also available via the nearby A10 and M25, providing convenient access to London and the surrounding areas.

Local Schools

Families are particularly well catered for, with the highly regarded Broxbourne School situated approximately 0.2 miles away, whilst Broxbourne Church of England Primary School and Wormley Church of England Primary School are also within easy reach.

Additional Information

Council Tax Band - G
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low
EPC - B








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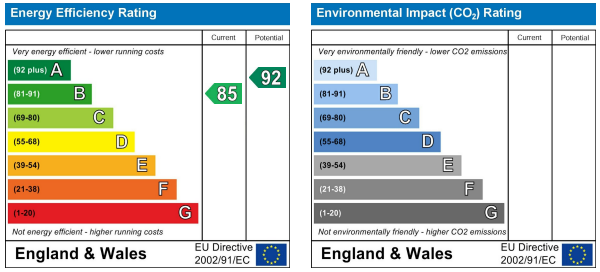


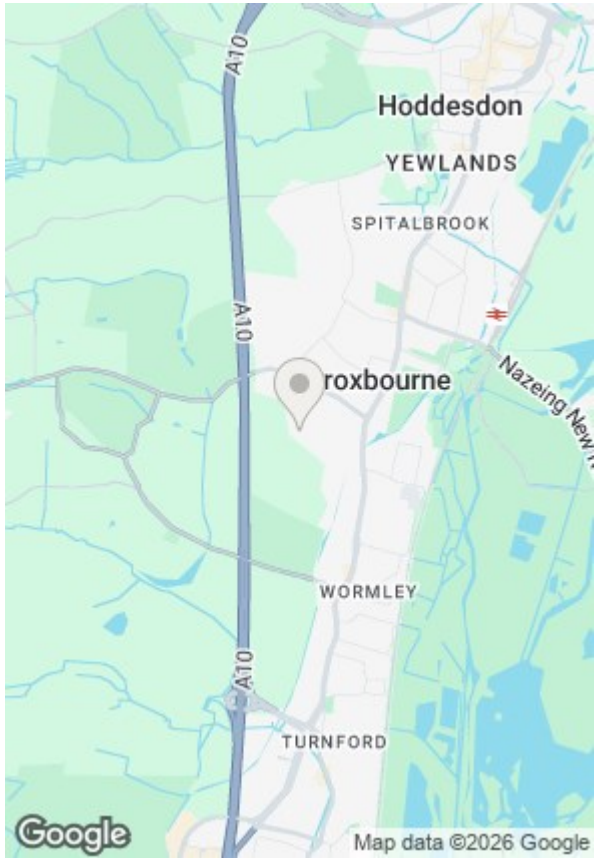














Total area: approx. 187.6 sq. metres (2019.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Anderson Close

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