

High Road, EN10 6AN
Broxbourne

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Kings Group are delighted to present this IMMACULATE, TWO BEDROOM VICTORIAN PERIOD PROEPRTY.

This charming two-bedroom Victorian period property offers a wonderful blend of character features and modern living accommodation, having been thoughtfully extended to the rear to create a spacious open-plan kitchen/dining area.

Upon approaching the property, you are greeted by a front garden with a pathway leading to the main entrance. The front door opens into a welcoming lounge, featuring an attractive bay window overlooking the front garden, allowing plenty of natural light to fill the room while retaining the charm and character associated with a Victorian home.

Continuing through the property, an internal hallway leads towards the rear, where you will find the impressive extended open-plan kitchen/dining room. This spacious area provides an ideal setting for both everyday family living and entertaining, with ample space for dining furniture and direct access to the rear garden, creating a seamless connection between indoor and outdoor living. The ground floor accommodation is further complemented by a convenient downstairs WC.

Ascending to the first floor, the property offers two generously proportioned bedrooms, both providing excellent accommodation with ample space for bedroom furniture. To the rear of one of the bedrooms is a well-appointed bathroom, providing additional convenience to the first-floor accommodation.

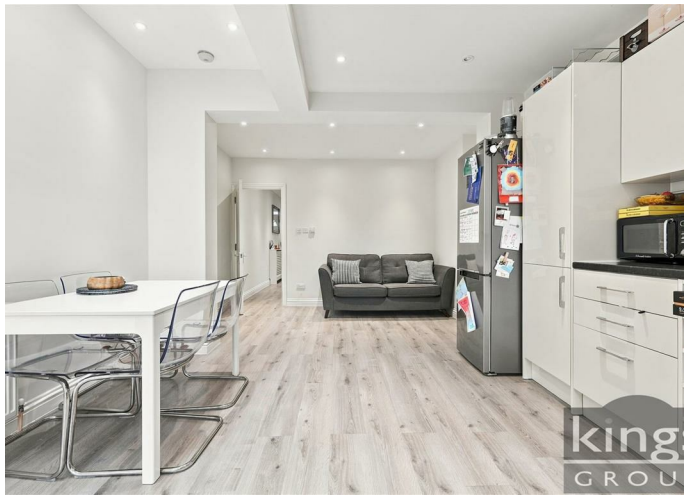
Externally, the property benefits from a beautifully landscaped rear garden, offering an attractive outdoor space ideal for relaxing, entertaining and enjoying the warmer months. The garden also benefits from rear access leading directly to the parking area, adding further practicality and convenience.

Combining Victorian character with an extended and versatile layout, this delightful home presents an excellent opportunity for buyers seeking a period property with modern living space and the added benefit of rear parking access.

£380,000









- EXTENDED TO REAR
- PARKING TO REAR
- IDEAL FOR FIRST TIME BUYERS
- BEAUTIFUL KITCHEN / DINER
- NEAR BROOKFIELD SHOPPING CENTRE
- IMMACULATE CONDITION
- FIRST FLOOR BATHROOM AND DOWNSTAIRS WC
- LANDSCAPED REAR GARDEN
- 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. Turnford Cottages 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 Sorbus Road 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

Turnford Cottages also offers fantastic commute links, with both Cheshunt and Broxbourne Station being under a 40-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 Turnford Cottages 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.

Additional Information

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








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BORN IN 2021


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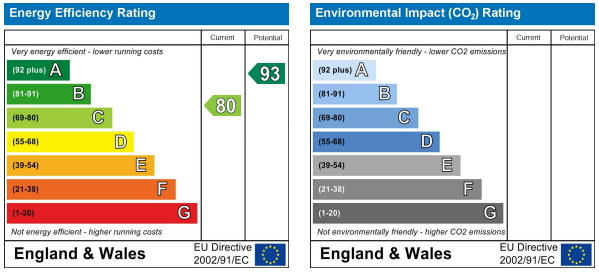

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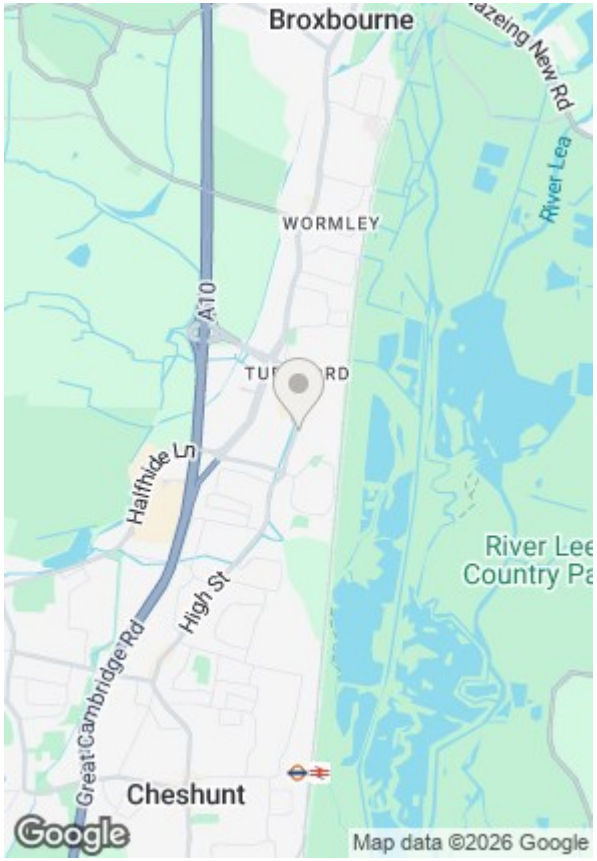






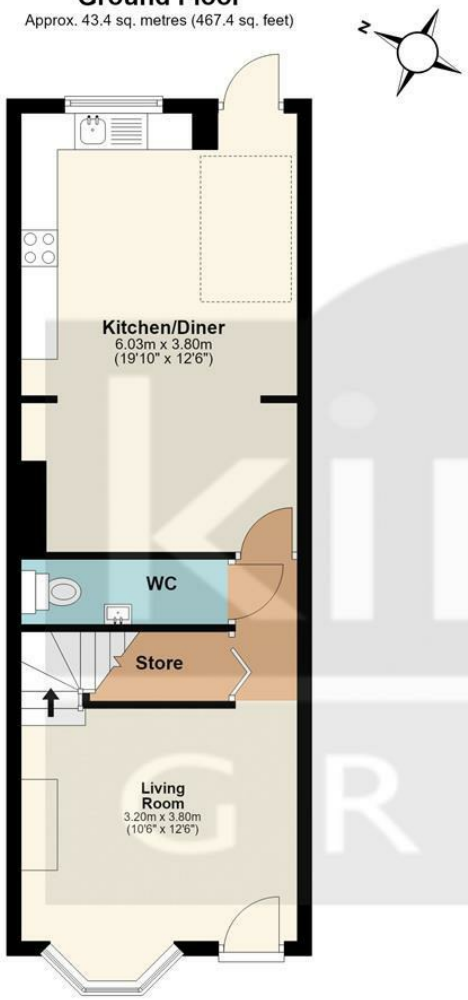

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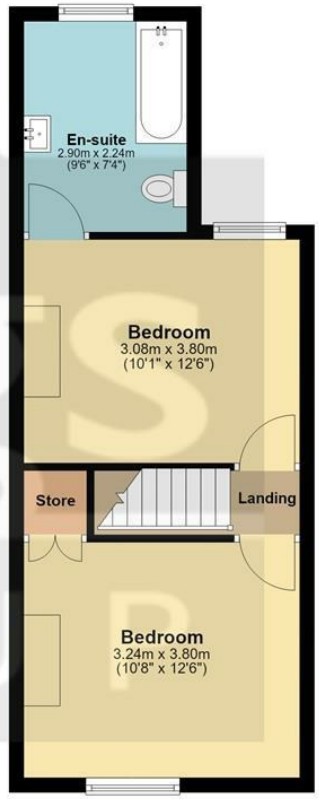
Ground Floor

Approx. 43.4 sq. metres (467.4 sq. feet)



First Floor

Approx. 34.8 sq. metres (375.1 sq. feet)



Total area: approx. 78.3 sq. metres (842.5 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.

Turnford Cottages

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9 Lynton Parade, Turners Hill, Cheshunt,
Hertfordshire, EN8 8LF
T: 01992 635735
E:
www.kings-group.net