



Old Nazeing Road, Broxbourne, Herts.

  
**Reynolds Salter**  
Estate Agents





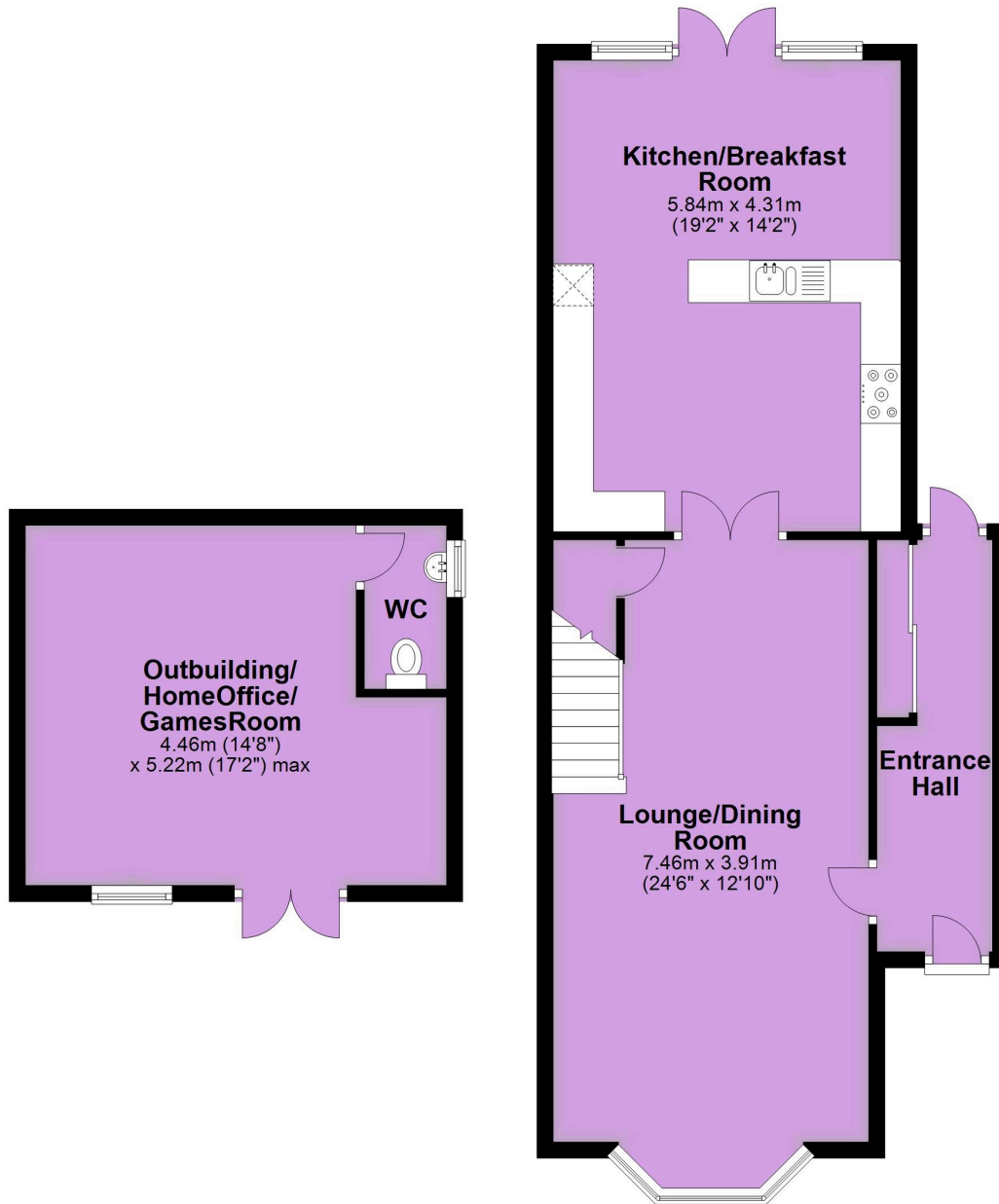
A Delightful Three Bedroom Semi Detached House superbly appointed in this highly regarded residential location backing onto The Lea Valley Regional Park and just a short walk from Broxbourne Mainline Railway Station. This Charming family home was tastefully extended in 2004 to provide bright and spacious accommodation presented in excellent decorative order throughout, but still offers further potential for additional conversion (subject to planning). Accommodation includes a 24'6" Open Plan Lounge/Dining Room, and a 19'2" Kitchen/Breakfast Room. The rear garden backs directly onto The Lea Valley Regional Park and is beautifully well maintained being mainly laid to lawn surrounded by various small trees, bushes, plants and shrubs along with a Detached Brick Built Outbuilding at the rear, ideal as a Home Office or Games Room with its own WC. This wonderful home is conveniently located for all local amenities to include Broxbourne Schools, Local Shops and Broxbourne Mainline Railway Station with its fast and frequent service into London Liverpool Street.

- **Semi Detached Family Home**
- **Backing Lea Valley Regional Park**
- **Potential For Conversion**
- **Outbuilding/Home Office**
- **Off Road Parking**
- **Close To Schools Shops & Station**

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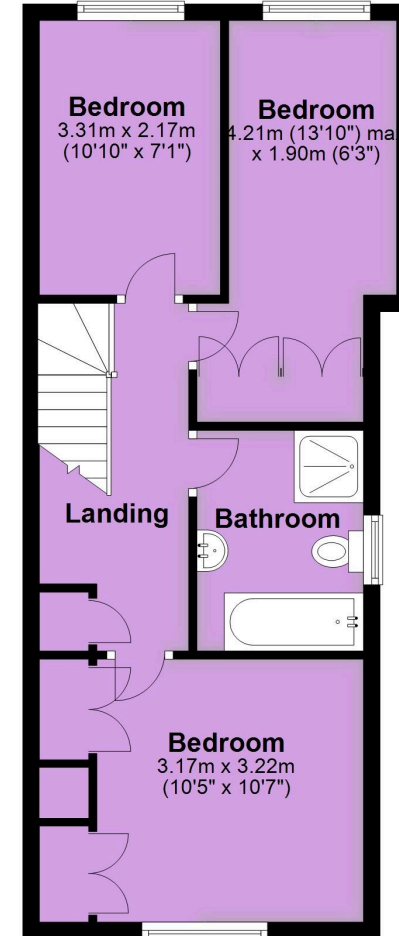
## Ground Floor

Approx. 65.0 sq. metres (699.8 sq. feet)



## First Floor

Approx. 43.8 sq. metres (471.6 sq. feet)



Total area: approx. 108.8 sq. metres (1171.4 sq. feet)

### Important notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Reynolds Salter in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Reynolds Salter nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.