



Reynolds Salter

Mill Lane Close, Broxbourne, Hertfordshire.

Reynolds Salter
Estate Agents





A UNIQUE and EXTREMELY RARE OPPORTUNITY TO PURCHASE AN EXCLUSIVE NEW BUILD DETACHED HOUSE discreetly tucked away in a private setting in the Heart of Broxbourne with outstanding views over Broxbourne Cricket/Sports Club. The house has been finished to an extremely high specification which includes under floor heating to both floors and provides bright, spacious and versatile accommodation to include a stunning 35'8 Open Plan Kitchen/Living Room, Two further Reception Rooms, A Ground floor Cloakroom, Two En-Suite Shower Rooms and a Family Bathroom. The rear garden is low maintenance with a part paved patio/bbq and seating area with pergola, a composite decking area, and astro turfed lawn. The property is approached via a quiet private lane leading down to the front of the house, which provides off road parking and an attached 20' Garage. This outstanding home is conveniently located for all local amenities and just a few minutes walk from The Broxbourne School, Local Shops, Pubs, Restaurants, Broxbourne Sports Club (Cricket/Tennis/Hockey/Squash) and

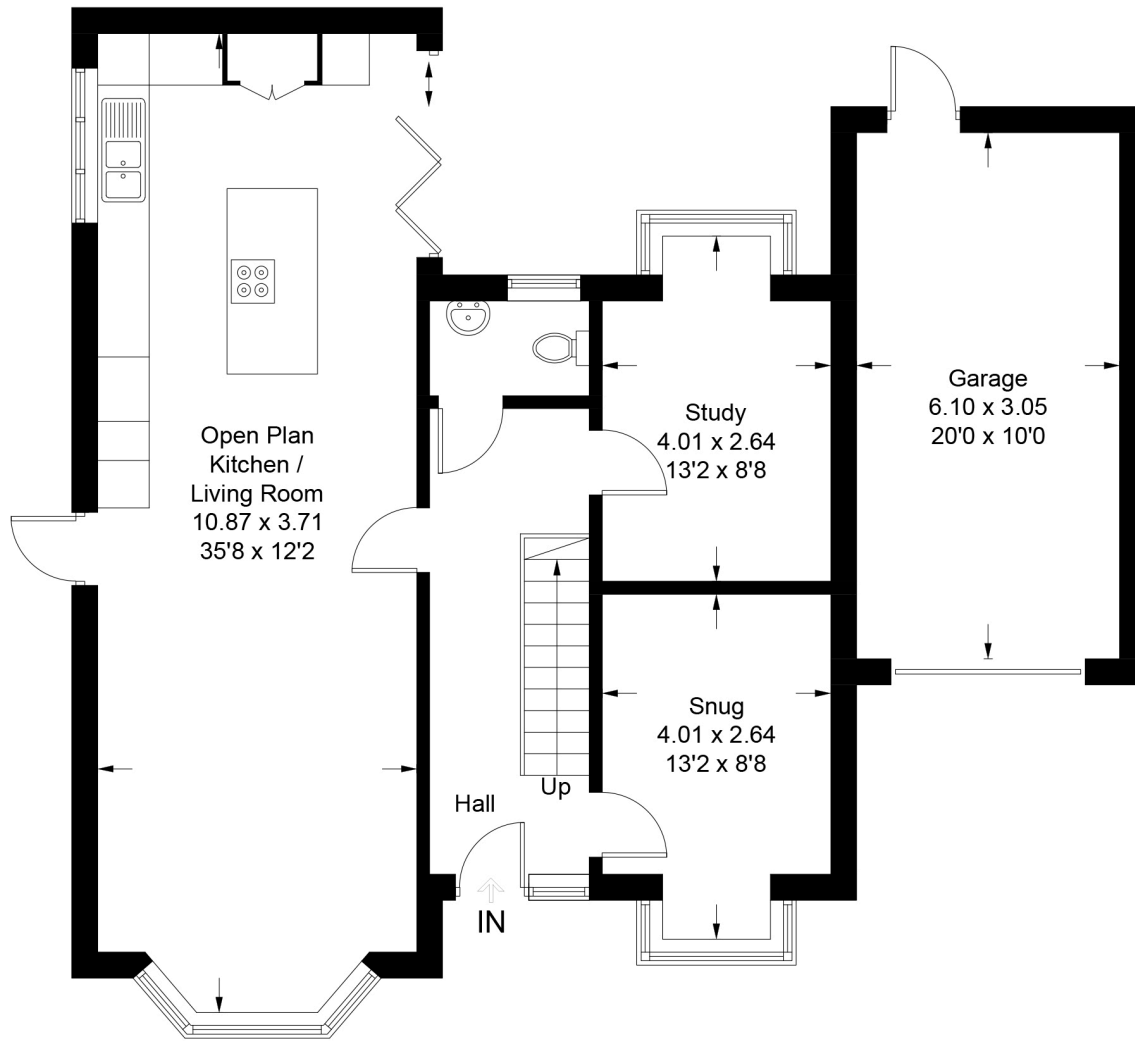
- **New Build Detached House**
- **High Specification Finish**
- **Four Bedroom - Three Bathroom**
- **Unique Private Location**
- **Stunning Views**
- **Close To Schools Shops & Station**

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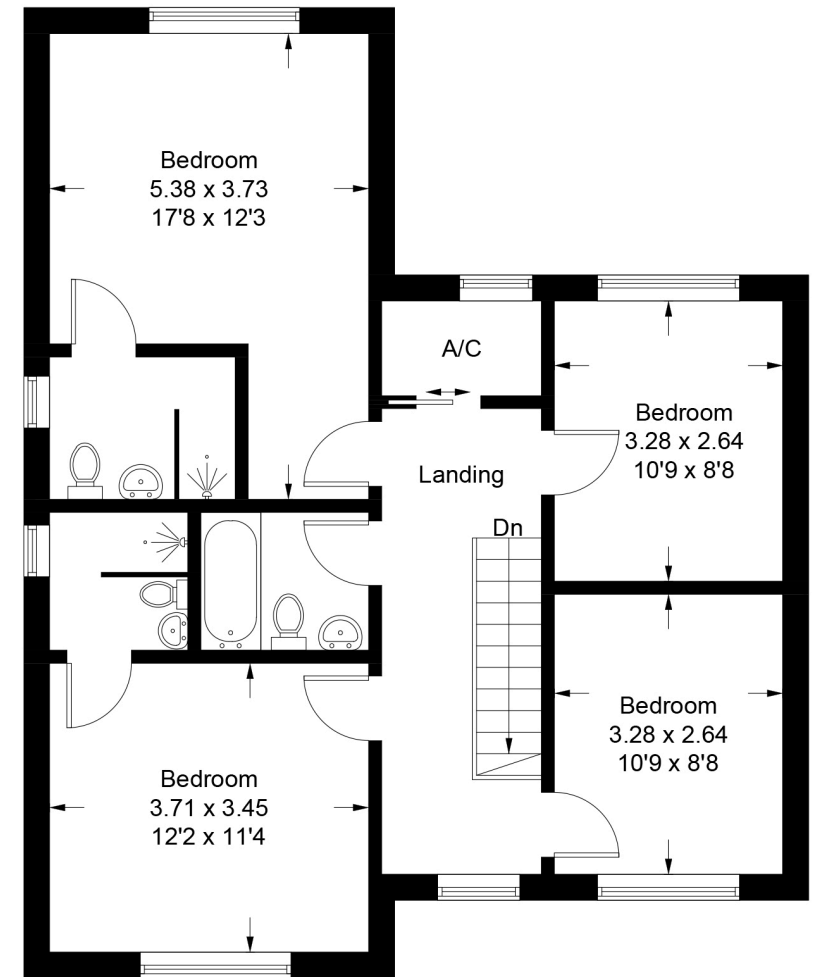
Approximate Gross Internal Area = 146.5 sq m / 1577 sq ft

Garage = 18.7 sq m / 201 sq ft

Total = 165.2 sq m / 1778 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID1024267)

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