



  
**Reynolds Salter**  
Estate Agents

Springfields, Broxbourne, Herts

  
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A rare opportunity to acquire this impressive FOUR DOUBLE BEDROOM DETACHED HOUSE enviably located on a fabulous SOUTH FACING PLOT in one of Broxbournes most highly regarded residential turnings. This delightful home was built in 1938 and has been in the same family ownership for over 50 years. The house provides well presented, bright and spacious accommodation coupled with immense character and charm, and also offers great potential to improve, convert or extend subject to planning. The cottage style SOUTH FACING rear garden is absolutely beautiful, being part laid to lawn surrounded by a profusion of colourful plants, shrubs and flowerbeds along with a paved patio/bbq and seating area. The front exterior is approached via a block paved driveway providing off road parking for numerous vehicles and leading onto an integral garage. Springfields is a highly regarded turning conveniently located from all local amenities to include Broxbourne Schools, Shops, Restaurants, Public Houses and Broxbourne Mainline Railway Station with its fast and frequent service into London Liverpool Street.

- **Detached House**
- **Four Double Bedrooms**
- **Highly Regarded Location**
- **Potential To Convert or Extend**
- **South Facing Rear Garden**
- **Close To Schools Shops & Station**
- **Chain Free**

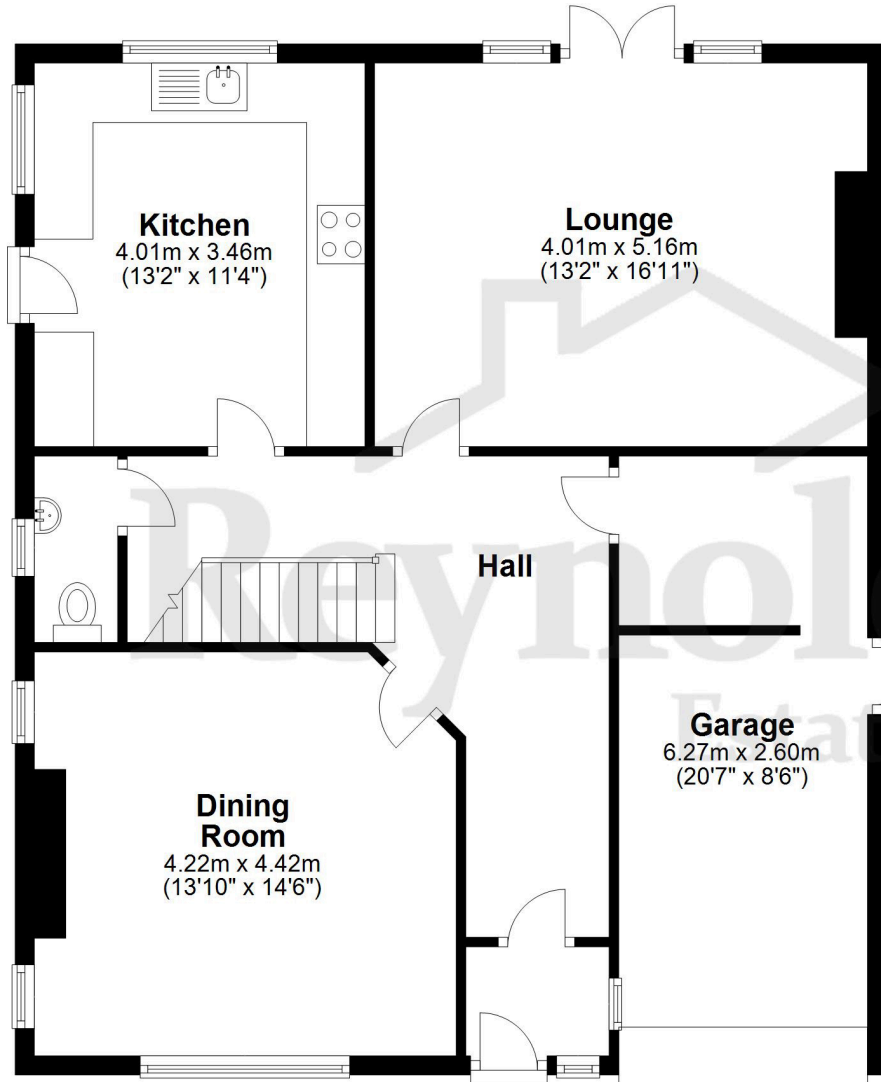
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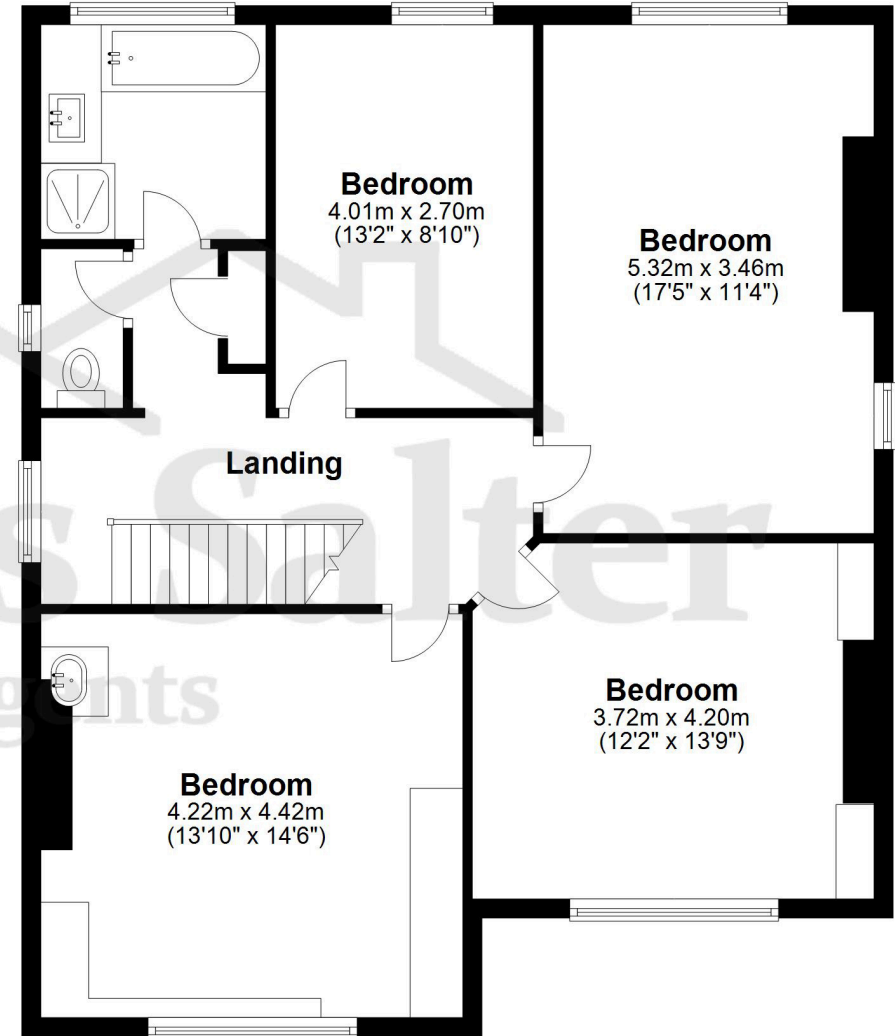
## Ground Floor

Approx. 90.5 sq. metres (973.9 sq. feet)



## First Floor

Approx. 85.1 sq. metres (916.4 sq. feet)



Total area: approx. 175.6 sq. metres (1890.3 sq. feet)

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