



McKenzie Road, Broxbourne, Herts.

**Reynolds Salter**
Estate Agents





An Outstanding Five Bedroom Detached House enviably located in one of Central Broxbournes highly regarded residential locations just a short walk from Broxbourne Railway Station. This magnificent family home was originally built in the 1930's but has been substantially extended over recent years to provide bright, spacious and versatile accommodation presented in excellent decorative order. Accommodation include Five Bedrooms, Five Reception Rooms, Three Bathrooms, Fitted Kitchen Utility Room and a Ground floor Cloakroom. The rear garden is partly walled and beautifully well established, being mainly laid to lawn surrounded by various small trees, plants and bushes along with a paved patio/bbq and seating area, and a gated access to the front exterior. The front of the property is approached via a security gated entrance which leads onto a block paved driveway, and a Double Garage. McKenzie Road is conveniently located for all local amenities to include Broxbourne Schools, Shops and Broxbourne Mainline Railway Station with its fast and frequent service into London Liverpool Street.

- **Substantial Detached House**
- **Central Broxbourne Location**
- **Five Bedrooms - Five Receptions**
- **Well Established Rear Garden**
- **Gated Entrance - Double Garage**
- **Close To Station Schools & Shops**

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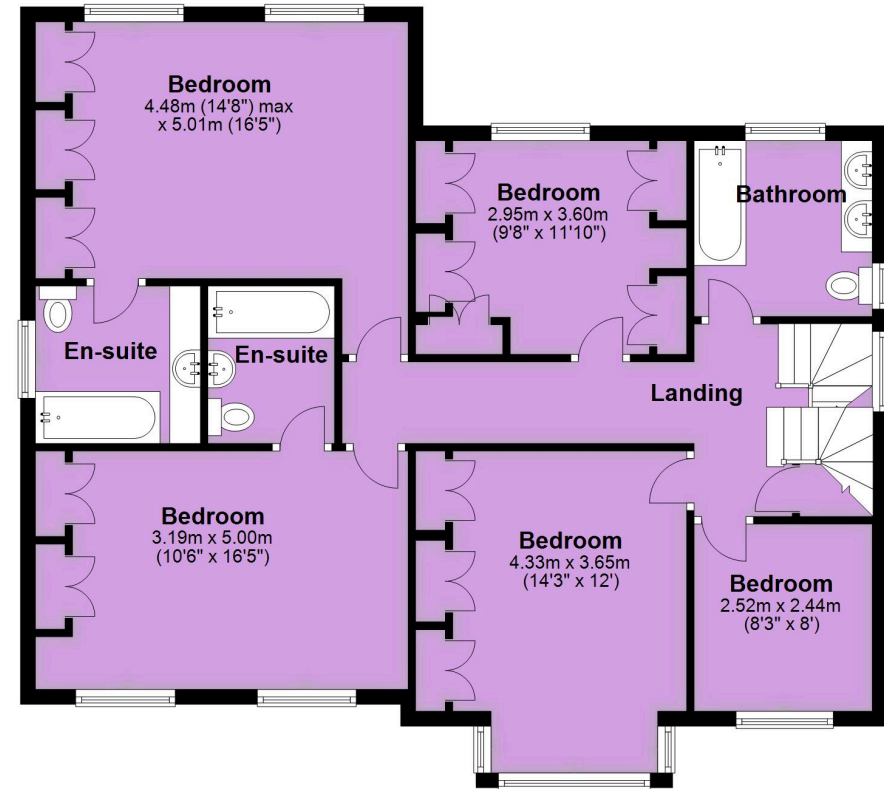
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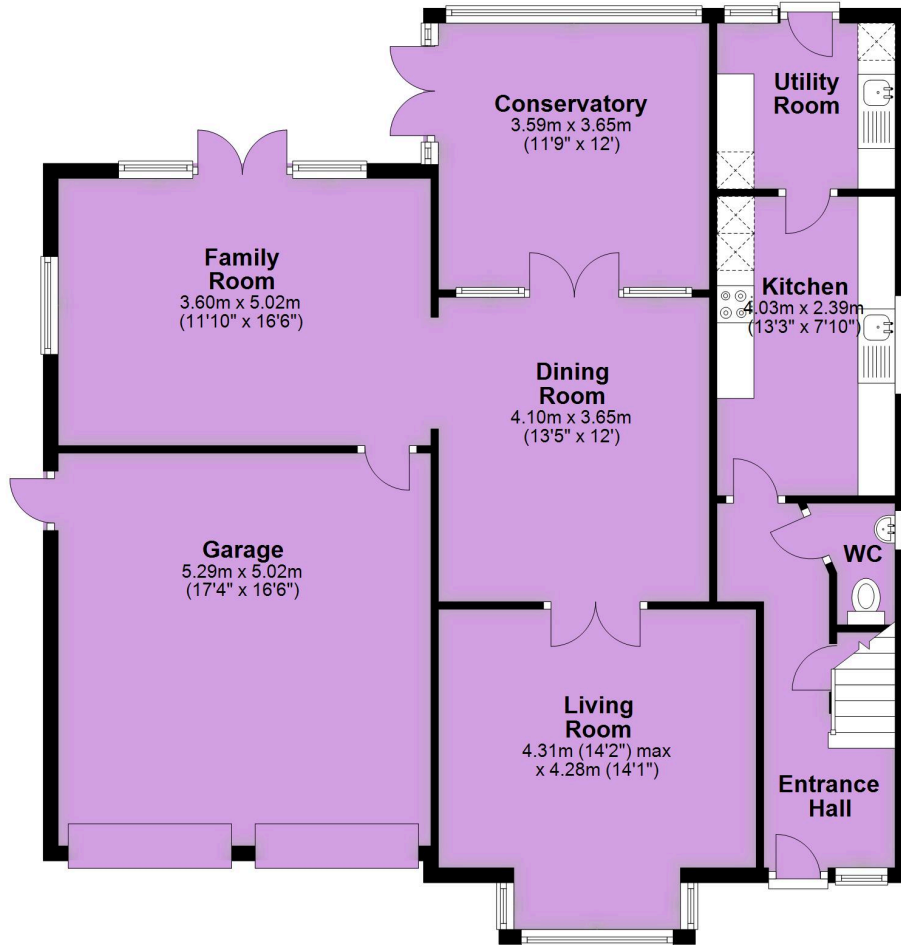
First Floor

Approx. 95.0 sq. metres (1022.2 sq. feet)



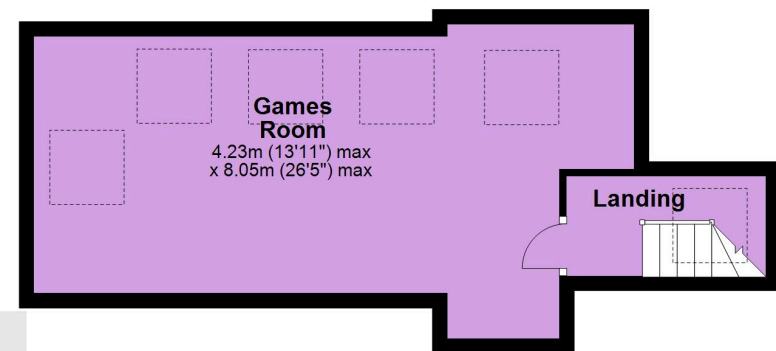
Ground Floor

Approx. 120.5 sq. metres (1296.7 sq. feet)



Second Floor

Approx. 31.4 sq. metres (337.7 sq. feet)



Total area: approx. 246.8 sq. metres (2656.7 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.