



Badgers Croft, Broxbourne, Herts

  
**Reynolds Salter**  
Estate Agents





An Impressive FIVE bedroom two bathroom detached house neatly tucked away on a secluded South Westerly backing plot in one of Broxbourne's highly regarded residential cul de sacs just a short walk from 'The Broxbourne School'. This charming family home provides well presented spacious accommodation to include a loft conversion with En-Suite, partial conversion of the double Garage to create a large Utility Room and the removal of an internal wall to create an open plan Lounge Diner. The accommodation in brief comprises ; Reception Hall, Lounge Diner, Sitting Room, Kitchen with under floor heating, Large Utility Room, Ground Floor Cloakroom/wc, En-Suite Shower Room and a Family Bathroom. The secluded rear garden is beautifully well established being partly laid to lawn surrounded by various mature trees, bushes and shrubs along with a Summerhouse and a large decking/BBQ area to the immediate rear of the house. 'Badgers Croft' is conveniently located within a short walk of The Broxbourne School and approximately 0.5 of a mile from local amenities and Broxbourne Railway Station.

- **Cul De Sac Location**
- **Spacious Accommodation**
- **FIVE Bedrooms**
- **Two Bathrooms**
- **Two Reception Rooms**
- **Secluded Rear Garden**
- **Garage And Parking**

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25a High Road, Broxbourne,  
Herts, EN10 7HX  
[www.reynoldssalter.co.uk](http://www.reynoldssalter.co.uk)

01992 449000

# Badgers Croft

Approximate Gross Internal Area = 155.6 sq m / 1675 sq ft

Outbuilding / Garage / Utility = 35.7 sq m / 384 sq ft

Total = 191.3 sq m / 2059 sq ft


 = Reduced headroom below 1.5m / 5'0"



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID1114256)

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