



The Oval, Broxbourne, Herts.

  
**Reynolds Salter**  
Estate Agents



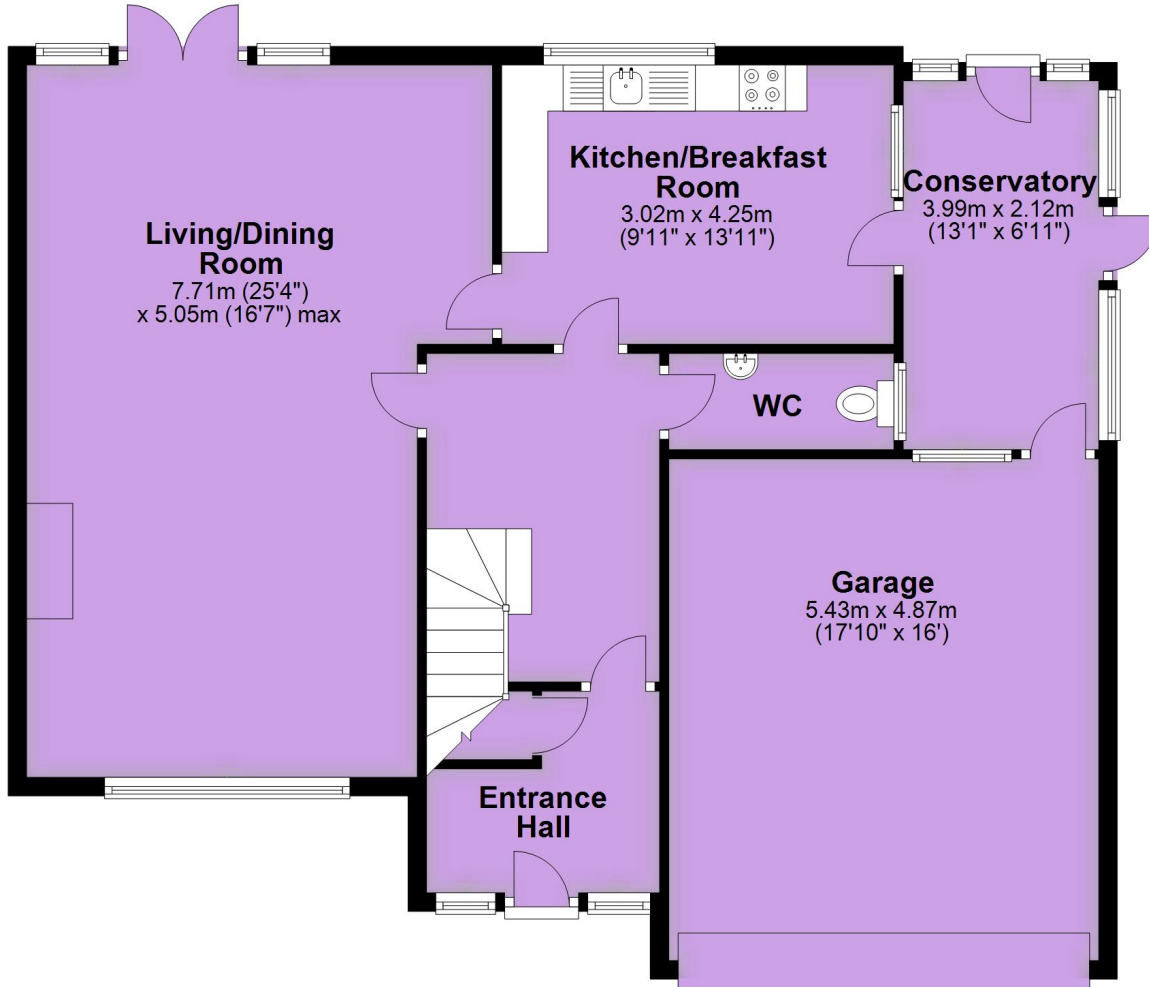


A Delightful Four Bedroom Detached House, ideally located in a highly regarded sought after turning on the south side of Broxbourne, backing directly onto The New River. This charming family home provides well presented bright and spacious accommodation throughout, to include ; Reception Hall, Lounge/ Dining Room, Kitchen/Breakfast Room, Conservatory/Utility Room, Ground Floor Cloakroom an En-Suite Shower Room and a Family Bathroom. The rear garden is beautifully presented, being mainly laid to lawn surrounded by various small trees, and bushes along with a paved patio/bbq/seating area, and a footpath that leads down to edge of The New River. The front exterior is approached via a paved driveway which provides off road parking for numerous vehicles and leads to an Integral Double Garage. The Oval is a highly regarded turning, conveniently located for all local amenities to include Local Schools, Shops, The Brookfield Centre, A10, M25, and Broxbourne Railway Station with its fast and frequent service into London Liverpool Street and Stratford.

- **Four Bedroom Detached Home**
- **Directly Backing The New River**
- **Sought After Location**
- **Impeccably Presented**
- **West Facing Rear Garden**
- **Double Garage and Parking**

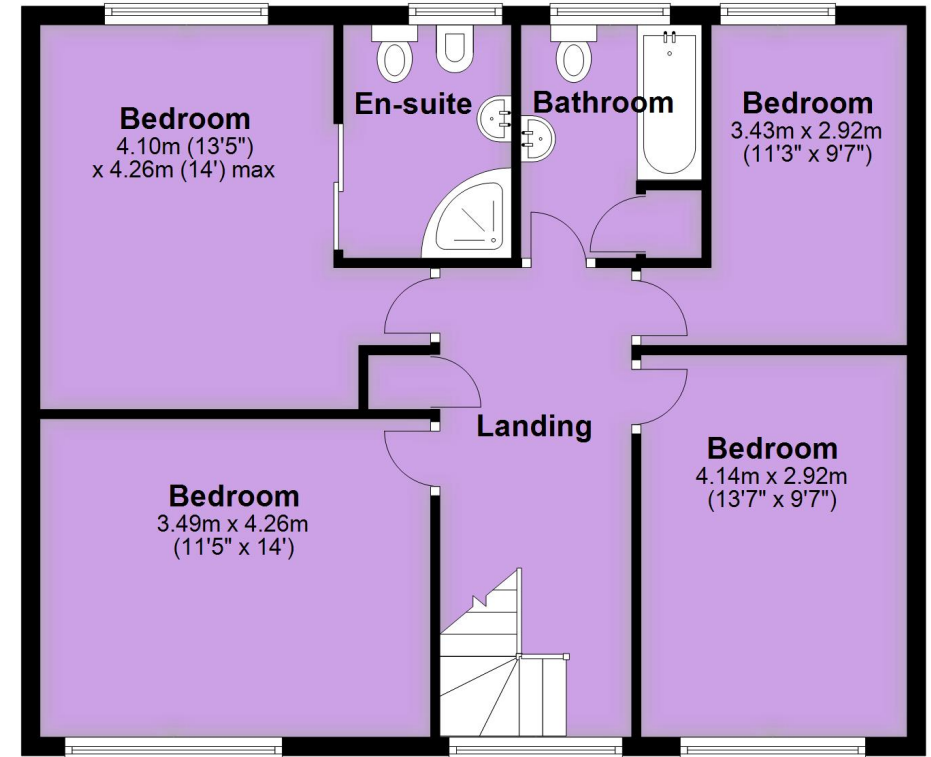
## Ground Floor

Approx. 102.7 sq. metres (1105.8 sq. feet)



## First Floor

Approx. 72.8 sq. metres (783.9 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.