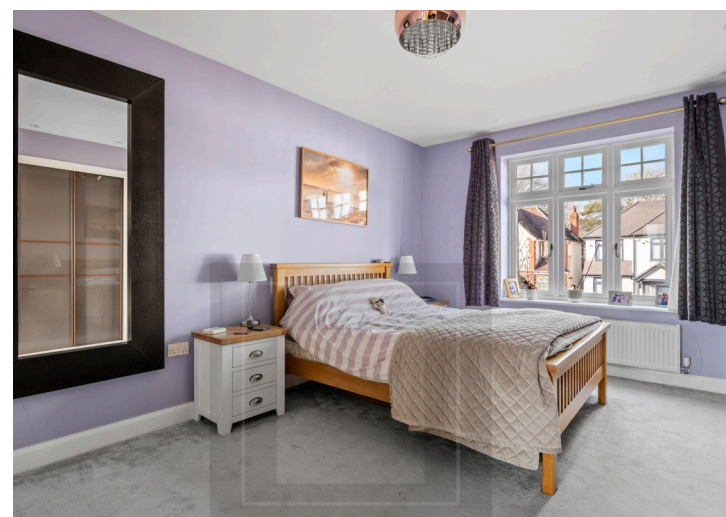




McKenzie Road, Broxbourne


Reynolds Salter
Estate Agents





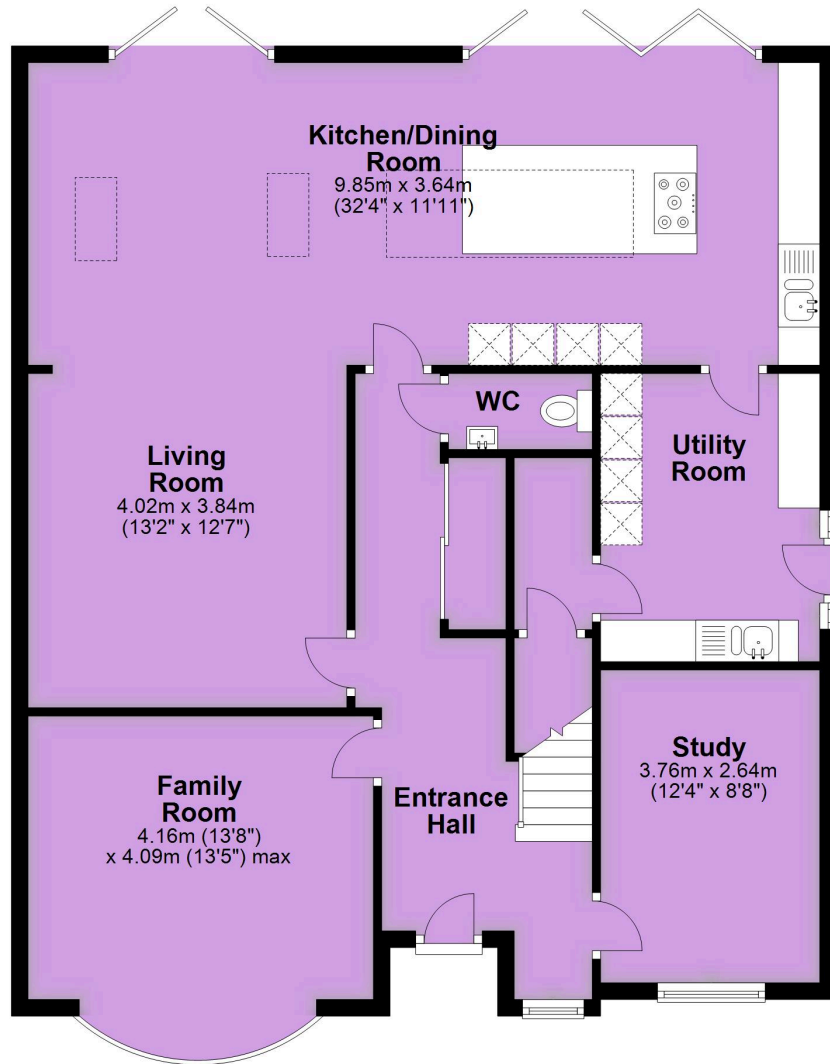
An Outstanding Four Bedroom Detached character house enviably situated on a large plot in one of Broxbournes highly regarded residential locations just a short walk from Broxbourne Railway Station. This magnificent family home was originally built circa 1930's and has been substantially extended over recent years by the current owner to provide exceptionally spacious accommodation to include a superb 32' Kitchen Diner Family Room, all finished to a high specification throughout. Further accommodation includes Four generous Bedrooms, Two fabulous Bathrooms (one en-suite), Separate Lounge, Office, Ground floor Cloakroom/wc and a large Utility Room. The house also offers further potential to create a Master Bedroom Suite in the large loft space which can be done without losing any of the first floor accommodation. The delightful rear garden is approximately 100' in length being mainly laid to lawn surrounded by various small trees and bushes along with a paved patio/bbq and seating area. At the rear of the garden there is A USEFUL DETACHED STORE ROOM.

- **Short Walk To Broxbourne Station**
- **High Specification Interiors**
- **Four Bedrooms & Two Bathrooms**
- **32' Kitchen Diner & Family Room**
- **Separate Lounge**
- **Office**

EPC -

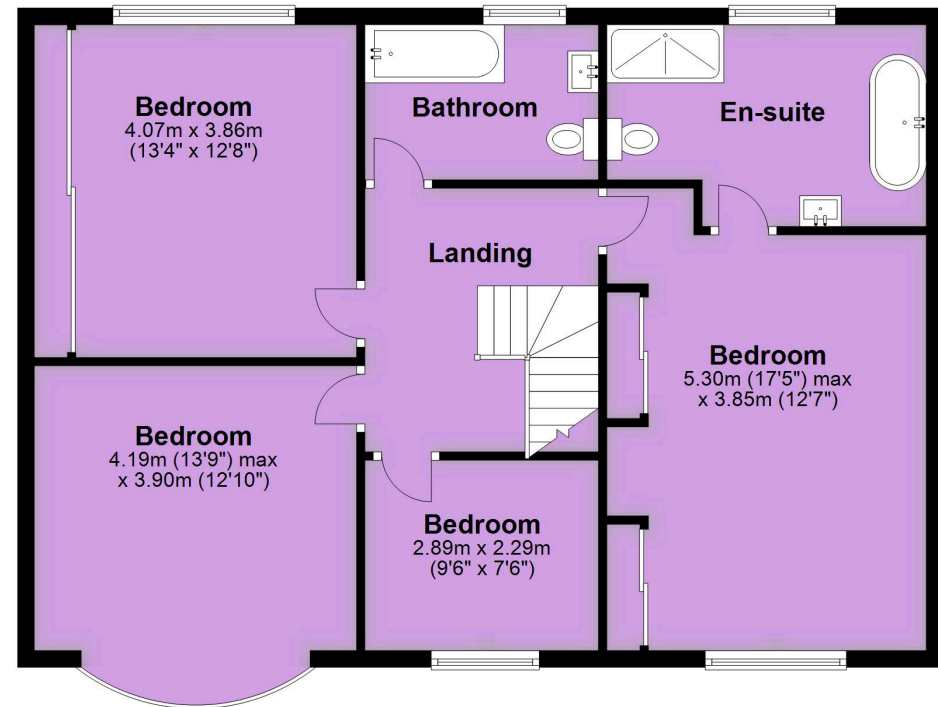
Ground Floor

Approx. 107.1 sq. metres (1152.9 sq. feet)



First Floor

Approx. 81.7 sq. metres (879.5 sq. feet)



Total area: approx. 188.8 sq. metres (2032.4 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.