



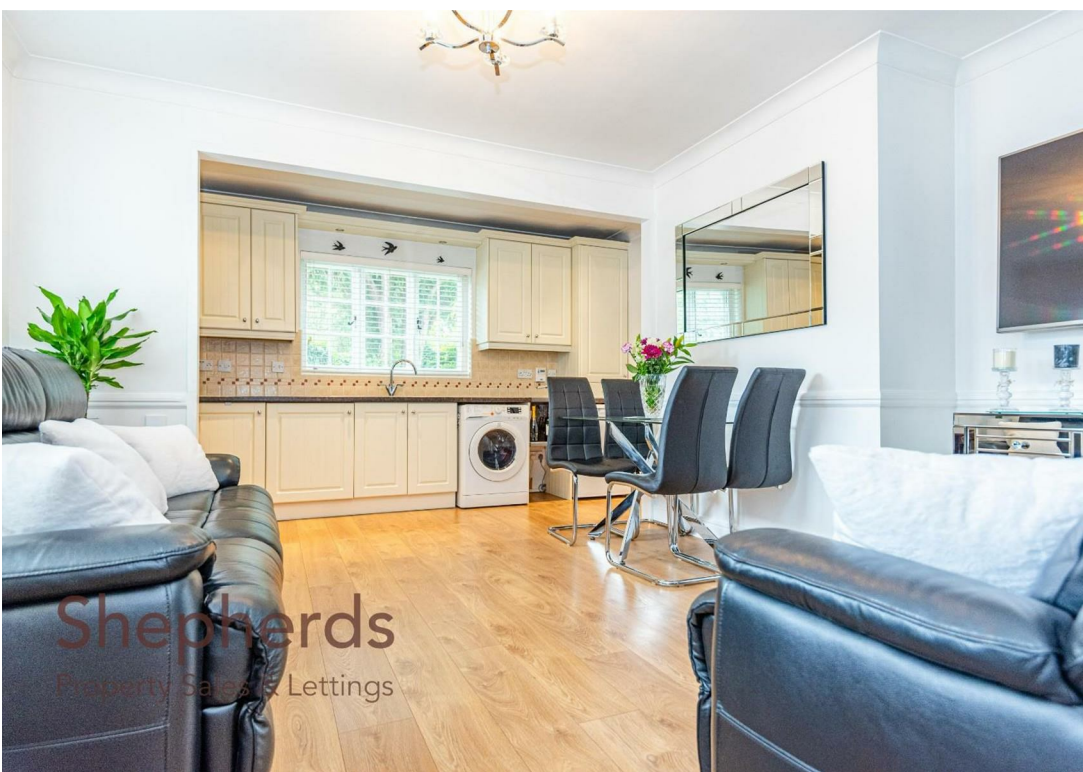
Shepherds

Property Sales & Lettings

164 High Road | Broxbourne | EN10 7BB | £285,000



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Nestled in the historic charm of Broxbourne, this delightful period maisonette offers a unique opportunity to own a piece of history. Dating back to 1705, this property is located in a Grade II listed building that was converted in 1991, blending the allure of the past with modern comforts. The property will be sold CHAIN FREE.

Boasting a cosy reception room, a comfortable bedroom, and a well-appointed bathroom, this ground floor maisonette is perfect for those seeking a blend of character and convenience. The gas central heating ensures warmth throughout.

The property features a modern kitchen, ideal for whipping up delicious meals, and a gated allocated parking space for added convenience and extra visitors spaces. With parking for one vehicle, you can rest assured that your car will be safe and secure.

Situated within walking distance of the station along the picturesque New River, commuting is a breeze for residents of this charming abode. Whether you're a first-time buyer, downsizer, or investor, this maisonette offers a unique opportunity to own a piece of Broxbourne's rich heritage.

Don't miss out on the chance to make this enchanting property your own - schedule a viewing today and step into a world where history meets modern comfort.

The property benefits from Mains Gas,electric,water and drainage. A new roof was fitted in 2020.

Leasehold Information

125 year lease from 1991 (92 years Remaining) Ground Rent £200 a year (collected in 2 installments)

Maintenance Charge 2024 £843.75 a year (collected in 3 instalments)

- Ground Floor Maisonette
 - Modern Fitted Kitchen
 - Communal Gardens
- Gas Central Heating
 - CHAIN FREE SALE
 - Grade II Listed Building
- Bedroom with Fitted Wardrobes
 - Gated Parking Area
 - Walking Distance of Station



Own Entrance Door

Gated Parking Area

Hall

! Parking Space

Living Room

Communal Grounds

13'8 x 12'3

kitchen

13'9 x 5'4

Bedroom

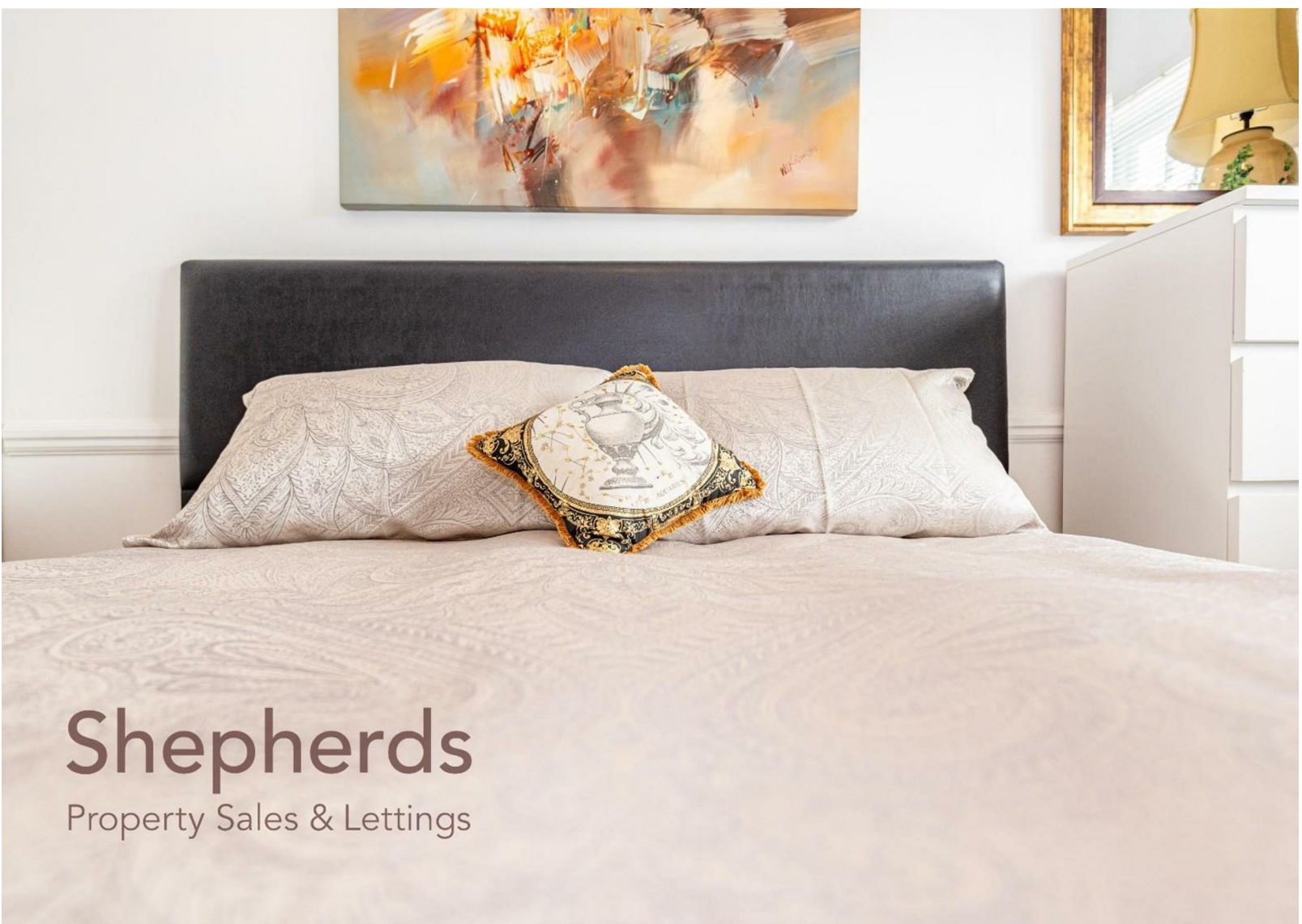
13'9 inc wds x 8'9

Bathroom

7'5 x 4'4

Exterior





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Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

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Tenure :
Council:
Tax Band:

Leasehold
Broxbourne Borough
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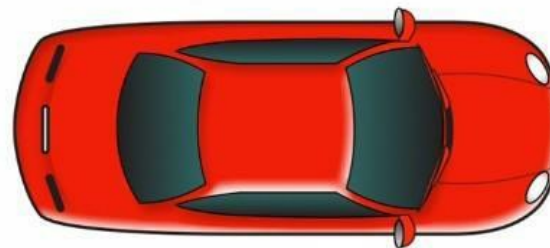
The Red House, High Road Broxbourne



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Total Approx Sq Ft 409

Parking Space





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Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

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FINE & COUNTRY

