



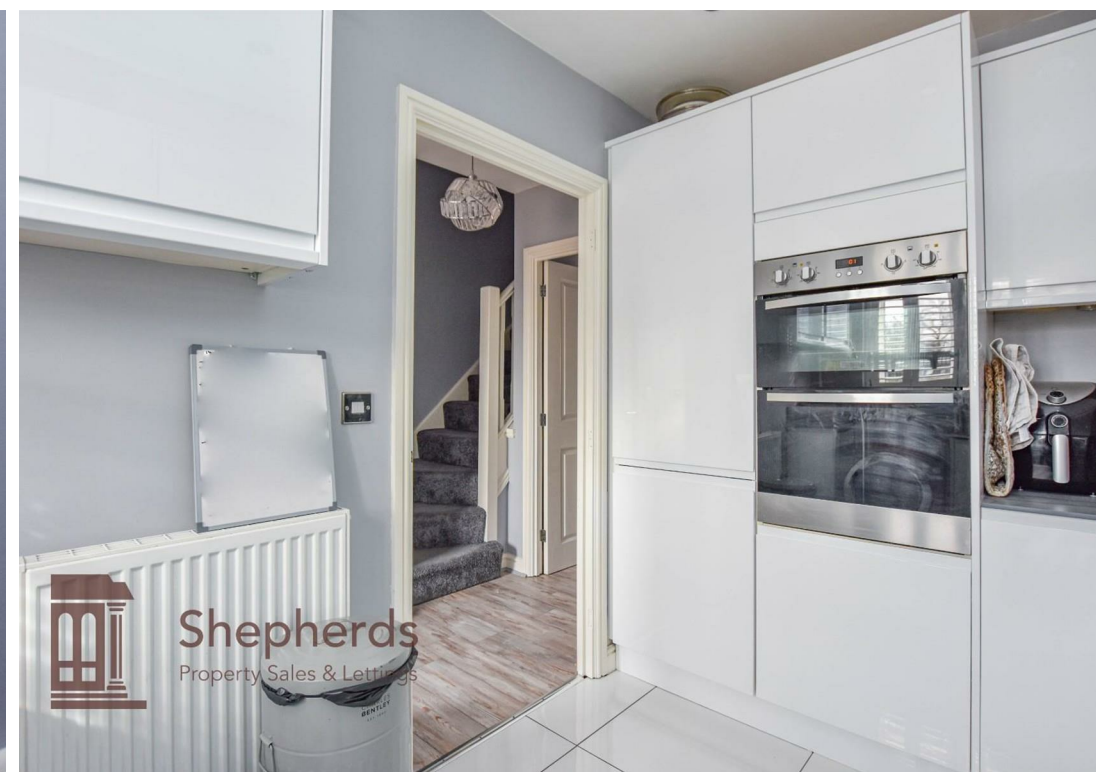
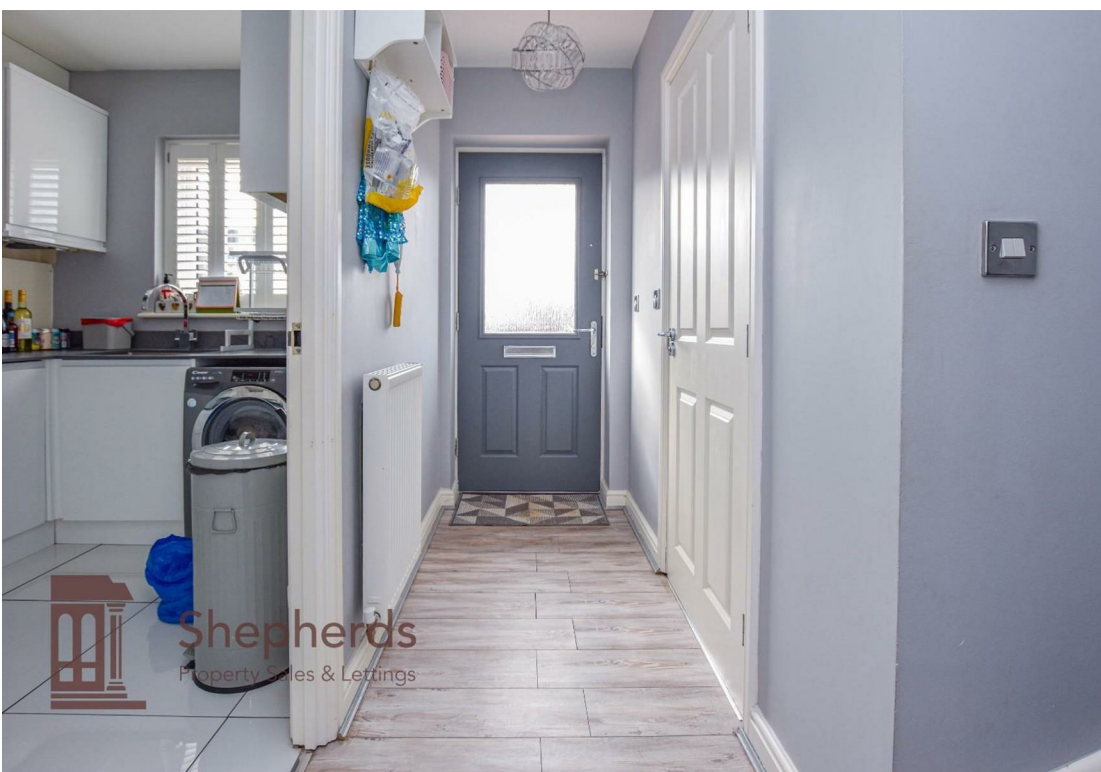
Shepherds  
Property Sales & Lettings



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Academia Avenue | Broxbourne | EN10 6FW | £450,000









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Property Sales & Lettings



# Academia Avenue | Broxbourne | EN10 6FW

A 3 bedroom house arranged on 2 levels in a modern development within easy access of the A10. The property benefits from a cloakroom, modern kitchen a large Living/ Dining Room, Modern Bathroom ,and Three good size bedrooms. Gas central heating, UPVC Double Glazing  
Academia Avenue is a popular road within walking distance of the station and Broxbourne Secondary School and the local infants schools.

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## Nearest Stations:

Broxbourne - 1.6 Miles

Cheshunt - 1.6 Miles

Theobalds Grove Station - 2.4 Miles

- 3 Bedroom House
  - Modern Fitted Kitchen
  - Gas Central Heating
- Driveway
  - COMPLETE CHAIN
  - Modern Family Bathroom
- Living / Dining Room
  - Cloakroom
  - Close To Local Schools



Entrance Hall

Cloakroom

Kitchen  
10'10 x 7'2

Living Room / Dining Room  
18'8 x 14'3

First Floor Landing

Bedroom One  
14'3 x 10'11

Bedroom Two  
12'3 x 8'5

Bedroom Three  
8'7 x 5'7

Family Bathroom  
7'0 x 5'7

Rear Garden



**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.

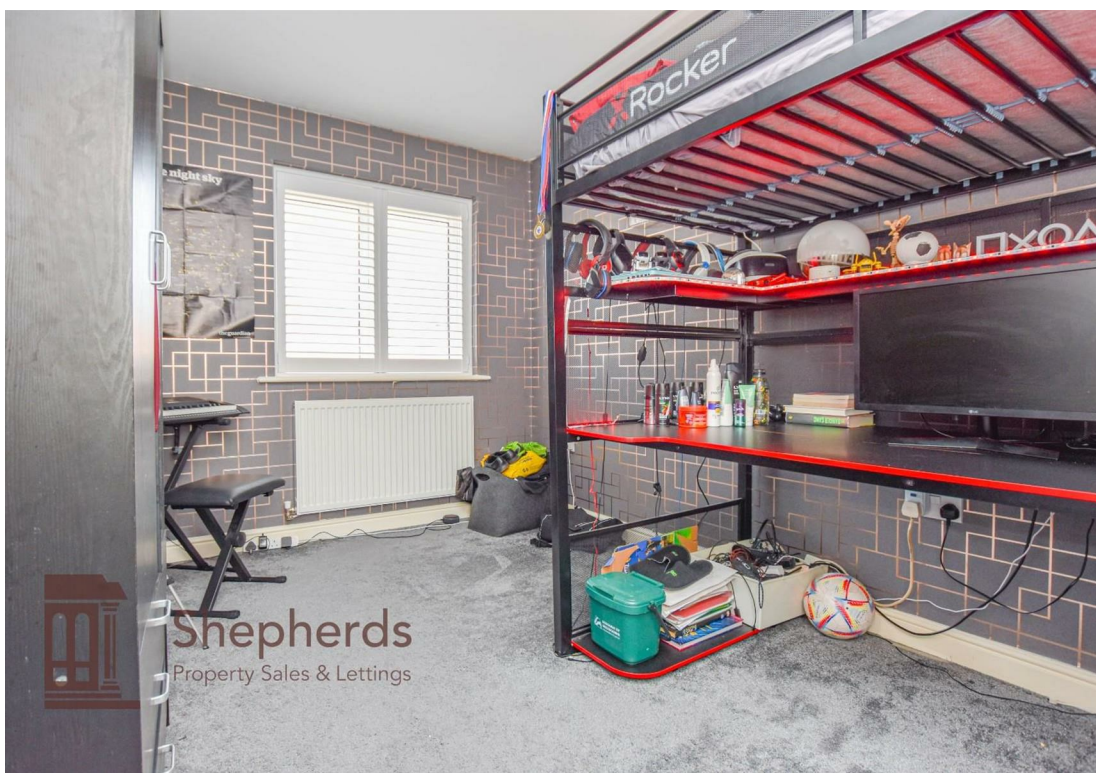
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**Tenure :**  
**Council:**  
**Tax Band:**

**Freehold**  
**Broxbourne Borough**  
**D**









## Academia Avenue, Broxbourne



This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd.



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## CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

## HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)

**FINE & COUNTRY**

