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Buttondene Crescent | Broxbourne | EN10 6RH | £925,000





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# Buttondene Crescent | Broxbourne | EN10 6RH

Nestled in the desirable Buttondene Crescent of Broxbourne, this truly fantastic five-bedroom detached home is a remarkable find, set on an enviable plot of approximately 0.29 of an acre. Built in 1912, this property boasts a generous living space of 2,502 square feet (including outbuildings), offering both charm and modern versatility. Upon entering, you are greeted by a fabulous living/ dining room that serves as the heart of the home. The ground floor also features a utility room, a convenient w/c, and a large kitchen/breakfast room that seamlessly connects to a family room and a study hallway. The garden room, with its bi-folding doors, invites you to step outside into the magnificent rear garden, which is an impressive 104 metres in length, providing ample space for outdoor activities and relaxation. The first floor is equally impressive, comprising five well-sized bedrooms, including a principle suite with its own en-suite bathroom. A family bath/ shower room serves the remaining bedrooms, ensuring comfort and convenience for all. Externally, the property benefits from a front driveway, accommodating up to three vehicles, and the expansive garden that opens up beautifully at the rear, perfect for family gatherings or quiet evenings. The property has a detached Outbuilding and potting shed. To the rear of the garden is Lea Valley Regional Park. Situated within a popular cul-de-sac, this beautiful family home is conveniently located near The River Lea and Broxbourne Rail Station, making it an ideal choice for those seeking both tranquillity and accessibility. This property is a rare opportunity to acquire a stunning home in a sought-after location, perfect for families looking to settle in a vibrant community. Broxbourne Station has a fast and frequent rail service South to London's Liverpool Street Station and North towards Stanstead Airport.

All mains services have been connected and the property has not flooded in the last 5 years.

- Extended Detached House
  - 0.29 Acre Plot
- 5 Bedrooms
  - Outbuildings
- 2 Bathrooms & a Cloakroom
  - Backing On To Lea Valley Park
- 4 Reception Area
  - Off Street Parking
- Large Kitchen/ Breakfast Room
  - Walking Distance of Station



Entrance Door	Garden Room	Bedroom Three
Entrance Hall	15'10 x 6'7	13'8 x 9' inc wds
9'10 x 5'3	Landing	Bedroom Four
Living/Dining Room	22' x 5'10	10'6 x 8'10
24'6 x 20'6 narr 14'10	Principle Bedroom	Bedroom Five
Study Hallway	15'2 x 13'11 inc wds	11' x 7'6
12'1 x 9'10	En-Suite Shower Room	Exterior
Kitchen/ Breakfast Room	9'2 x 4'9	Front Driveway
25'2 x 10'6	Bedroom Two (inc Dressing Area)	Rear Garden
Utility Room	16'8 x 10'3	Outbuilding
10'1 x 6'	Family Bath/ Shower Room	18'11 x 14'10
Family Room	9'4 x 8'4	Potting Shed
11'10 x 9'9		16'8 x 8'2
Cloakroom		





**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.



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

**Freehold**  
**Epping Forest**  
**F**

















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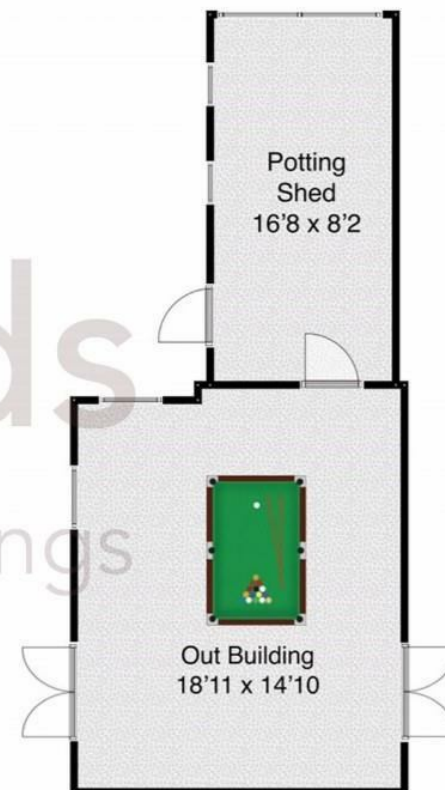
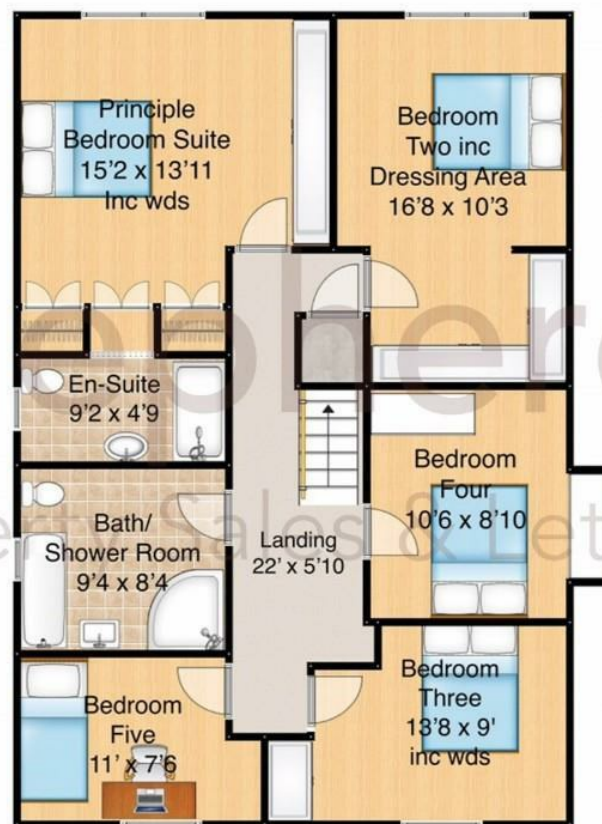
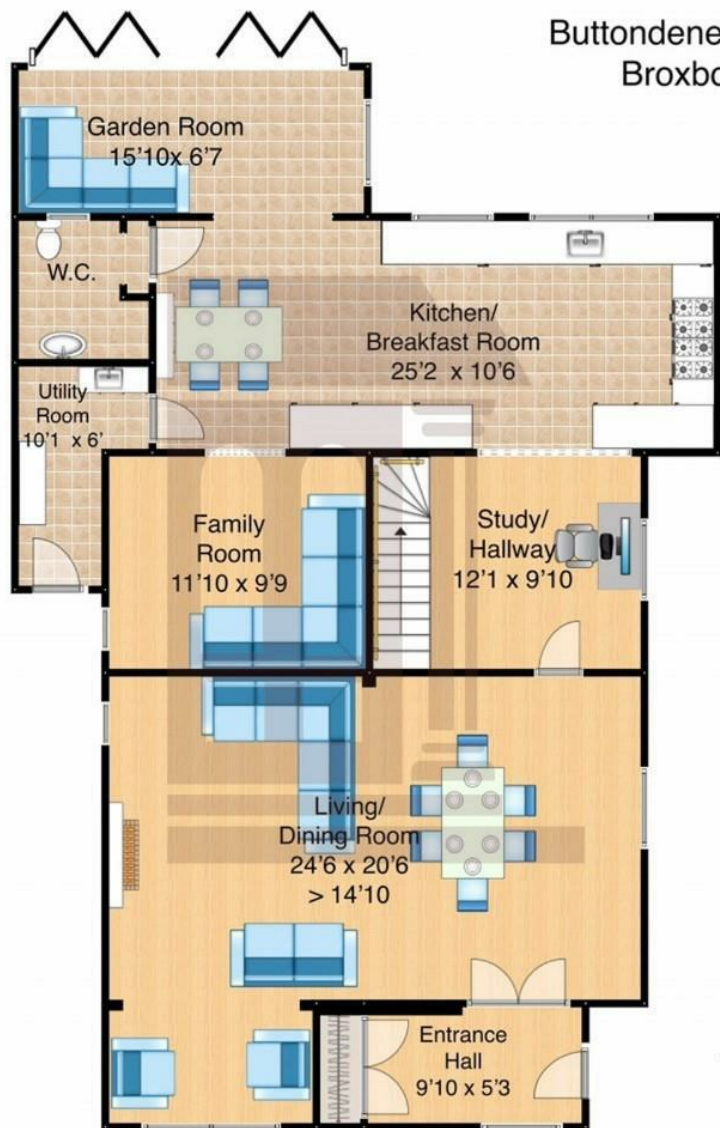




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Broxbourne



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