



Shepherds
Property Sales & Lettings



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Long Grove Close | Broxbourne | EN10 7NP | £865,000



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A modern kitchen and dining area. The kitchen features dark blue cabinetry with gold handles, a white countertop, and a central island with a wooden bench. A large skylight is on the ceiling. The dining area has a wooden table and chairs. A vase of flowers sits on the table.

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Nestled in the serene Long Grove Close, Broxbourne, this stunning detached house offers a perfect blend of modern luxury and comfortable living. Built in 2001, this property spans an impressive 1,767 (approx.) square feet and boasts a recent large extension that has transformed the home into a remarkable space, ideal for both family life and entertaining.

Upon entering, you are greeted by a wonderful entrance hallway that leads to two elegantly designed reception rooms. The heart of the home is undoubtedly the expansive luxury appointed kitchen/breakfast/family room, which is nothing short of state-of-the-art. This remarkable area features a substantial kitchen island and is equipped with high-end Miele appliances throughout. The automatic skylight, complete with rain sensors, allows natural light to flood the room, creating a warm and inviting atmosphere. Additionally, a utility room and a separate W.C., both with skylights, enhance the practicality of this exquisite home.

The first floor comprises four generous bedrooms, including a principle suite with an en-suite shower room, alongside a well-appointed family bathroom. The property also benefits from off-street parking for two vehicles and a single integral garage, ensuring convenience for residents and guests alike.

The rear garden offers a private retreat, perfect for outdoor dining and recreation, while the location on the edge of the Green Belt provides a picturesque backdrop of stunning English countryside. Despite its tranquil setting, the property enjoys easy access to local shops, Broxbourne main line train station, and the A10, making it an ideal choice for those seeking both peace and connectivity.

This exceptional home is a rare find and is sure to impress anyone looking for a blend of luxury, space, and convenience in a beautiful setting. The property

- Extended Detached house
 - Stunning Kitchen/Family Room
 - Under Floor Heating G/F
 - Close to Open Countryside
- 4 Bedrooms 2 Bathrooms
 - Garage and Driveway
 - Large Utility Room
- 3 Reception Rooms
 - Gas Central Heating
 - Front and Rear Gardens



EntranceDoor	En-Suite
Hallway	9'3 x 6'4
14'5 x 6'5	Bedroom Suite Two
Living/ Dining room	12'9 x 8'10 +wds
28'7 x 10'9	Bedroom Three
Sitting/ Games Room	10'10 x 10'10 +wds
16'11 x 8'3	Family Bathroom
Kitchen/ Breakfast/ Family Room	8'10 x 7'3 max
21'6 x 16'7	Bedroom Four
Utility Room	7'7 x 7'5
12'2 x 7'7	Exterior
Cloakroom	Front Driveway
7'8 x 4'2	Garage
Landing	16'6 x 8'8
11'9 x 9'6	Rear Garden
Bedroom Suite One	
10'10 x 10'10 + wds	



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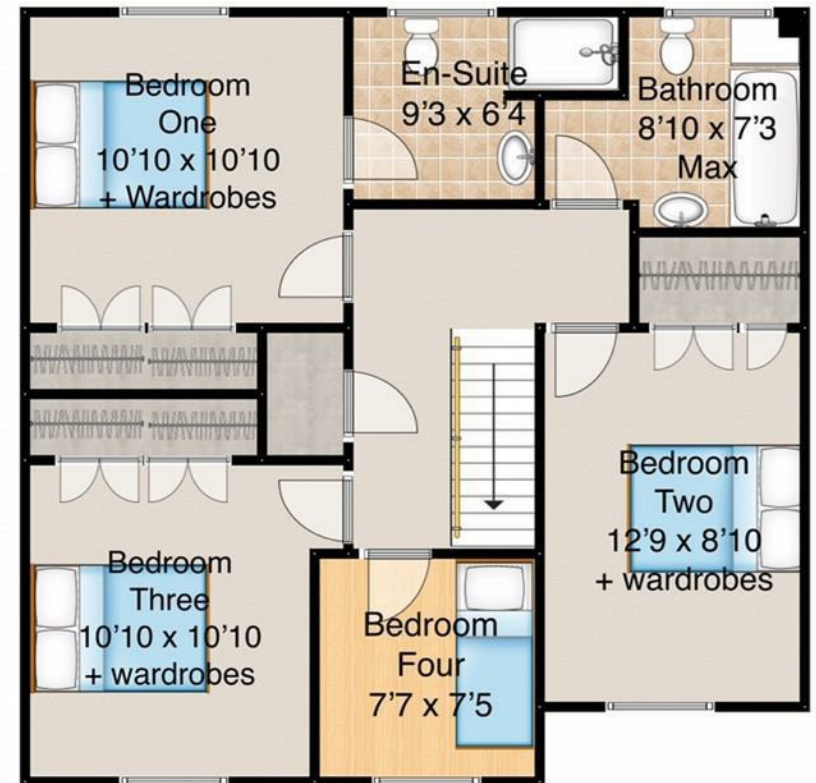
Tenure : Freehold
Council: Broxbourne Council
Tax Band: F





Long Grove Close, Broxbourne

Total Approx. Sq Ft inc Garage 1767



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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