



Shepherds  
Property Sales & Lettings



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Pulham Avenue | Broxbourne | EN10 7TB | £3,250 Per Month



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Shepherds are delighted to offer this 5 bed detached executive unfurnished property. Available May 2026. The property comprises of;

**GROUND FLOOR ACCOMMODATION** - Entrance hall with coat cupboard and wood flooring, spacious kitchen/breakfast room with vinyl flooring; dishwasher, fridge, electric oven and gas hob, utility room with sink unit, and washing machine, There is a large lounge with wood floor, electric wood burner effect fire and French doors to garden, dining room with bay window, study, playroom/additional reception room, d/stairs WC. **FIRST FLOOR ACCOMMODATION** - ALL FIVE BEDROOMS are doubles. The principal bedroom offers; A well proportioned room with wood floor, two double built in wardrobes and en-suite bathroom/WC, with shower cubicle. Bedroom 2 has wood flooring and double built in cupboard. Bedroom 3 also benefits from double built in cupboards. Bedroom 4 has double built in cupboards and en-suite shower room/WC. Bedroom 5 is a smaller double with wardrobes. There is a family bathroom/WC with over bath shower.

**EXTERNALLY** - Single garage + parking on driveway . The garden has a patio and is mainly laid to lawn with a shed. Council Tax Band G Borough of Broxbourne.

- Detached House
- 3 Bathrooms + Cloakroom
- Large Kitchen/ Breakfast Room
- Garage & Driveway
- Available May 2026
- 5 Bedrooms
- 3 Reception Rooms
- Utility Room
- Gas Central Heating



Entrance Door	Bedroom Two
Reception Hall 15'8 x 8'3	12'1 x 10' inc wds
Cloakroom	En-Suite Shower 6'11 x 5'8
Study 10' x 8'10	Bedroom Three 16'11 x 9'8
Living Room 22'4 x 13'2 +fireplace	Bedroom Four 12'3 x 12'2
Dining Room 14'10 x 12'2	Family Bathroom 8'8 x 6'3
Kitchen/ Breakfast Room 18'5 x 16'6 max	Bedroom Five 12'2 x 9'6
Utility Room 6'4 x 6'4	Exterior
Store Room (no Window) 16'5 x 7'8	Front Driveway
Landing	Single Garage
Principal Bedroom 19'3 max x 13' +wds	Rear Garden
En-Suite Shower/Bathroom 8'11 x 6'3	Shed
	16'7 x 12'5
	Deposit and permitted charges





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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:** Broxbourne Borough  
**Tax Band:** G



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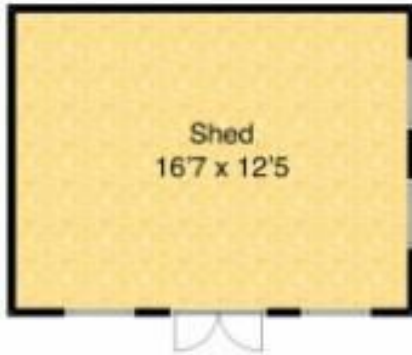


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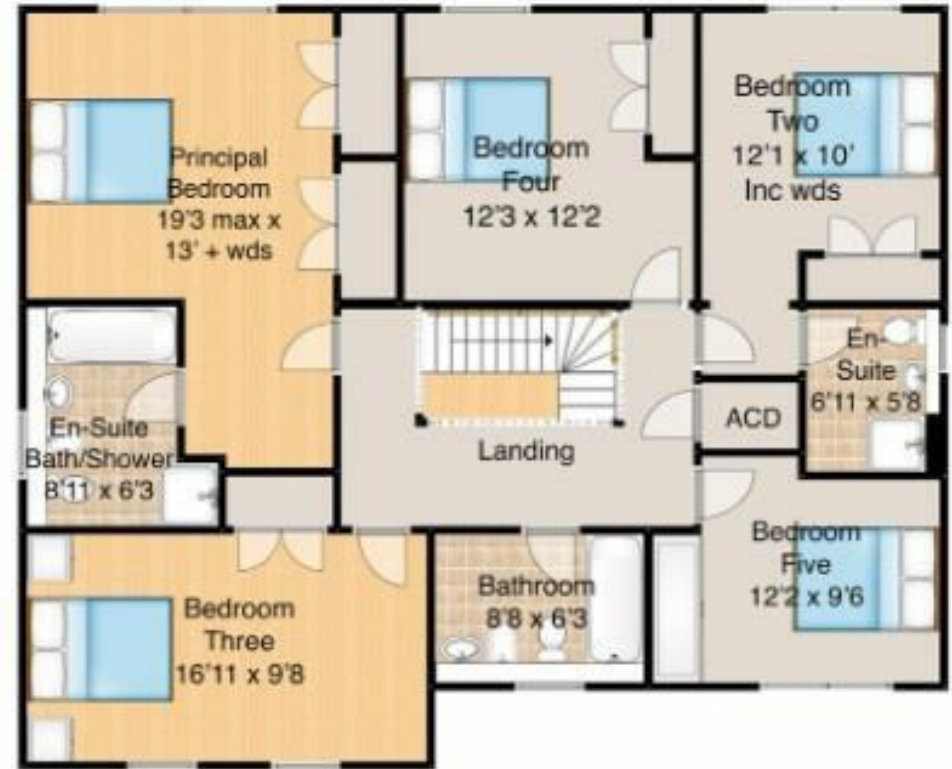


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### **CHESHUNT**

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)

