



18, Stratfield Drive, Broxbourne
EN10 7NU

Asking Price £1,000,000



[stevenoates.com](https://www.stevenoates.com)



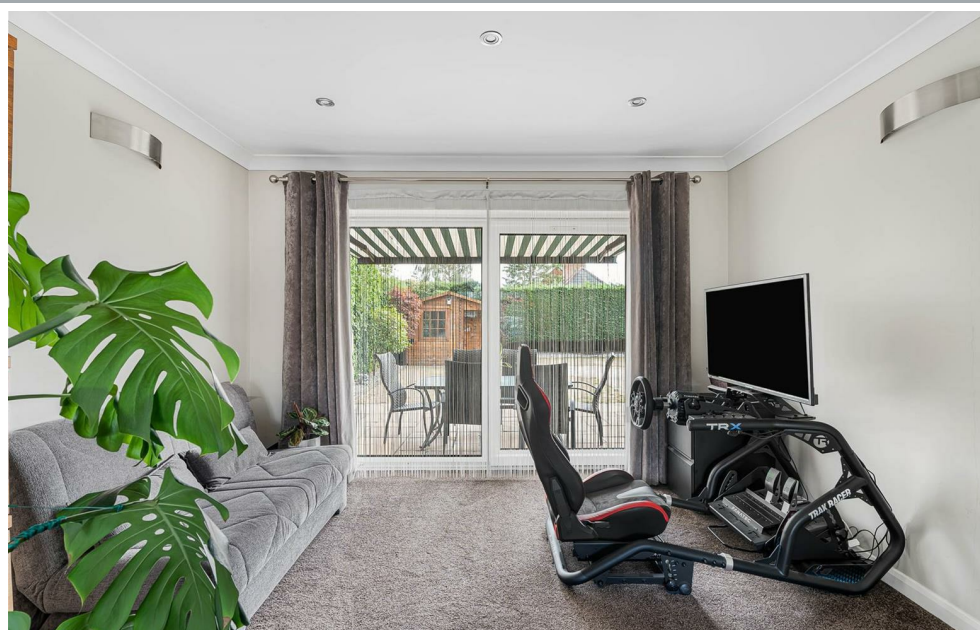
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****VENDOR SUITED**** Early viewing of this superb family home is highly recommended to fully appreciate the spacious and beautifully presented accommodation on offer. This impressive four double bedroom, three-bathroom detached family home has been improved to an high standard and is situated within a highly sought after location. The property offers well balanced and versatile accommodation throughout, including a stunning L-shaped kitchen diner benefiting from underfloor heating and air conditioning, creating an ideal space for modern family living and entertaining. the property also benefits from a separate utility room. There is also a spacious sitting/dining room, providing a welcoming and versatile additional reception space, with . Externally, the property is equally impressive, with a fantastic block-paved driveway providing off-street parking for numerous vehicles and EV charge, while to the rear is a delightful south-facing garden, ideal for relaxing and enjoying outdoor entertaining.

Properties within Stratfield Drive are extremely sought after, largely due to their convenient proximity to a choice of highly regarded schools, including Broxbourne Secondary School. Broxbourne's mainline railway station is also within a short walk, providing fast and frequent services to London Liverpool Street, Stansted Airport and Cambridge, making the location particularly appealing to commuters. For those who enjoy the outdoors, Broxbourne Woods Nature Reserve is also within easy reach, offering beautiful ancient woodland, countryside walks and bridleways to explore.



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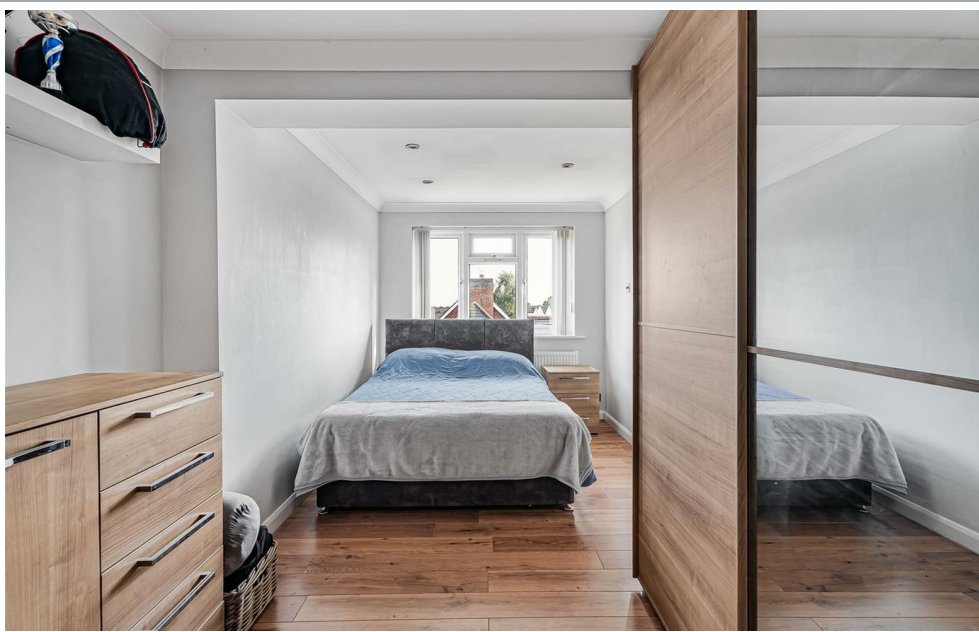


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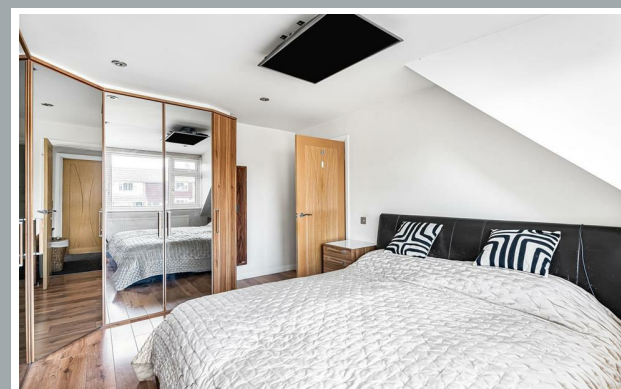
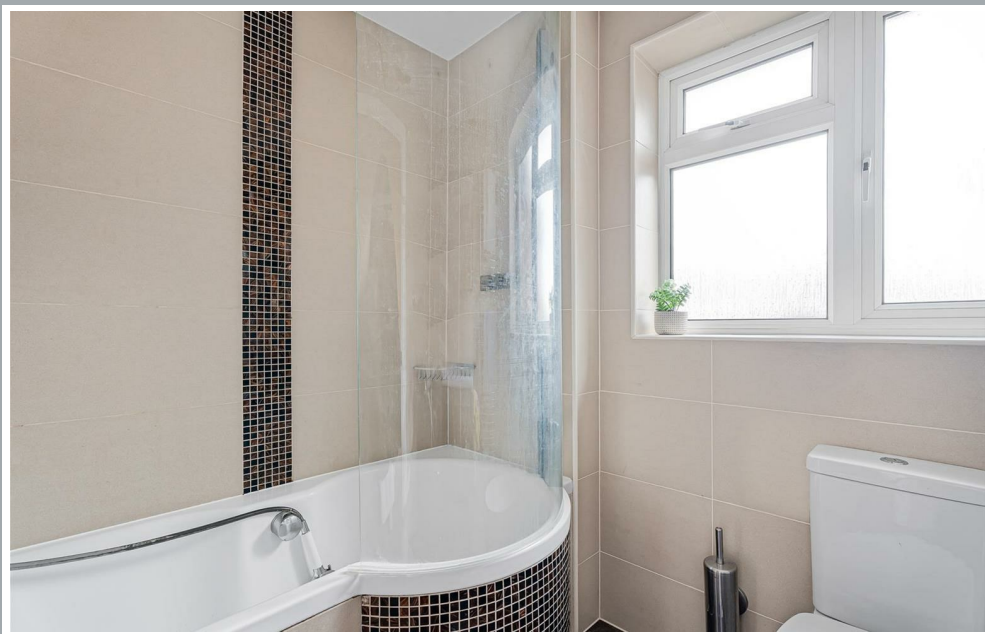
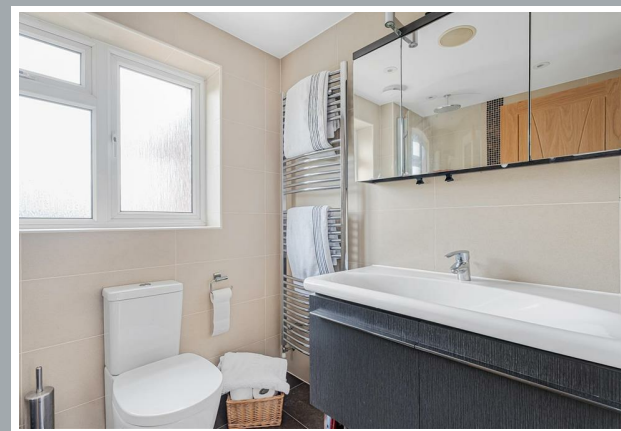




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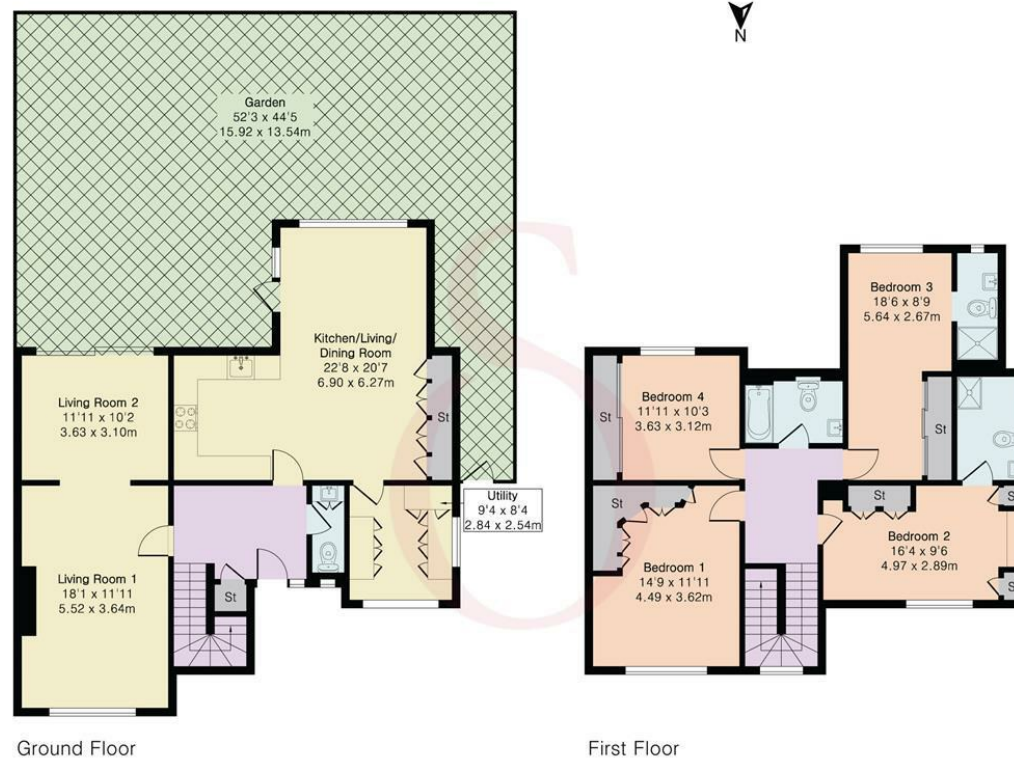


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Approximate Gross Internal Area 1825 sq ft - 170 sq m

Ground Floor Area 946 sq ft - 88 sq m

First Floor Area 879 sq ft - 82 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

