

# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

## St Annes Park, Broxbourne, Herts, EN10



Set within this HUGELY desirable location is this VERY WELL PRESENTED , FOUR bedroom, TWO bathroom family home. Kept in great condition throughout with a private rear garden and DOUBLE GARAGE. Ideally located within walking distance of Broxbourne train station, schools, Lee Valley Park and rivers.

- Lounge
- Study
- Family Room
- Kitchen/Diner
- Four Bedrooms
- Two Bathrooms & Guest Shower/WC
- Private Rear Garden
- Double Garage & Driveway

**£999,999 Freehold**

# St Annes Park, Broxbourne, Herts, EN10

## Accommodation Comprises

Entrance Hall

Guest WC & Shower Room

Lounge 16'1" x 12'1" (4.90m x 3.68m)

Family Room 12'2" x 10'0" (3.71m x 3.05m)

Kitchen/Diner 19'3" x 12'4" (5.87m x 3.76m)

Study 12'0" x 6'7" (3.66m x 2.01m)(Max Points)

Stairs To First Floor

Landing

Bedroom One 14'2" x 10'3" (4.32m x 3.12m)

En-Suite Bathroom

Bedroom Two 14'6" x 13'6" (4.42m x 4.11m)

Bedroom Three 12'2" x 10'2" (3.71m x 3.10m)(Exc Wardrobes)

Bedroom Four 8'5" x 6'9" (2.57m x 2.06m)(exc Wardrobes)

Family Bathroom

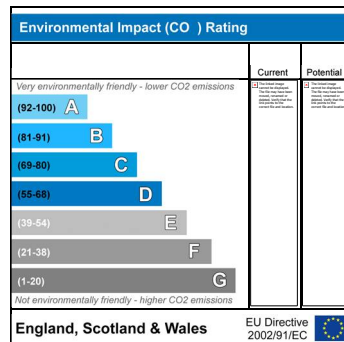
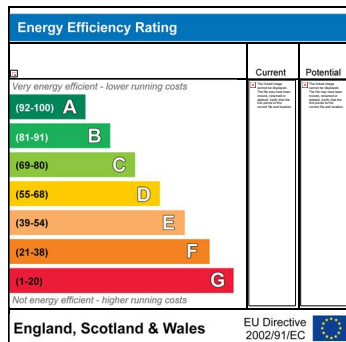
Exterior

Rear Garden

Driveway

Double Garage & Additional Parking





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**VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS**

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- (1) MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Oliver & Akers have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliance.
- (6) Oliver & Akers have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.