6 Kingfisher Close
Broxbourne, EN10 7FG
Guide price £675,000

morgan alexander

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The ground floor has been thoughtfully redesigned to create a stunning open-plan kitchen/dining space, finished to a high specification and perfectly suited to modern living. The kitchen features a comprehensive range of fitted units and integrated appliances including a Range Master cooker, fridge freezer, wine fridge and microwave, complemented by a Quooker hot and cold tap and Insinkerator. A central island provides additional workspace and seating, while bifold doors open seamlessly onto the rear patio, creating an excellent indoor-outdoor entertaining space. The ground floor further benefits from Karndean parquet flooring and underfloor heating.

A versatile garage conversion provides an additional room, currently arranged as a bedroom, but equally suitable for use as a home office, gym or cinema room, offering excellent flexibility to suit a variety of needs.

To the upper floors, the accommodation continues to impress, with a bright and spacious living room with balcony enjoying views across the river, well-proportioned bedrooms and modern bathroom facilities. The principal bedroom benefits from access to a private balcony overlooking the New River, providing a tranquil outlook.

Externally, the rear garden has been landscaped for ease of maintenance and enjoyment, with a generous patio and decking area backing directly onto the water. To the front, there is access to the garage with roller door, alongside resident parking.

Further benefits include a Worcester boiler, water softener, alarm system, CCTV, electric vehicle charging point, new front door, wooden café blinds, and a recently installed roof and balcony flooring with a 20-year warranty.

The property offers approximately 1,490 sq ft of well-planned accommodation (excluding garage) and is presented in excellent condition throughout, making it an ideal purchase for buyers seeking a high-quality home in a desirable and convenient location.

Approximate Gross Internal Area 1490 sq ft - 139 sq m (Excluding Garage)

Ground Floor Area 523 sq ft – 49 sq m
First Floor Area 571 sq ft – 53 sq m
Second Floor Area 396 sq ft – 37 sq m
Garage Area 42 sq ft – 4 sq m

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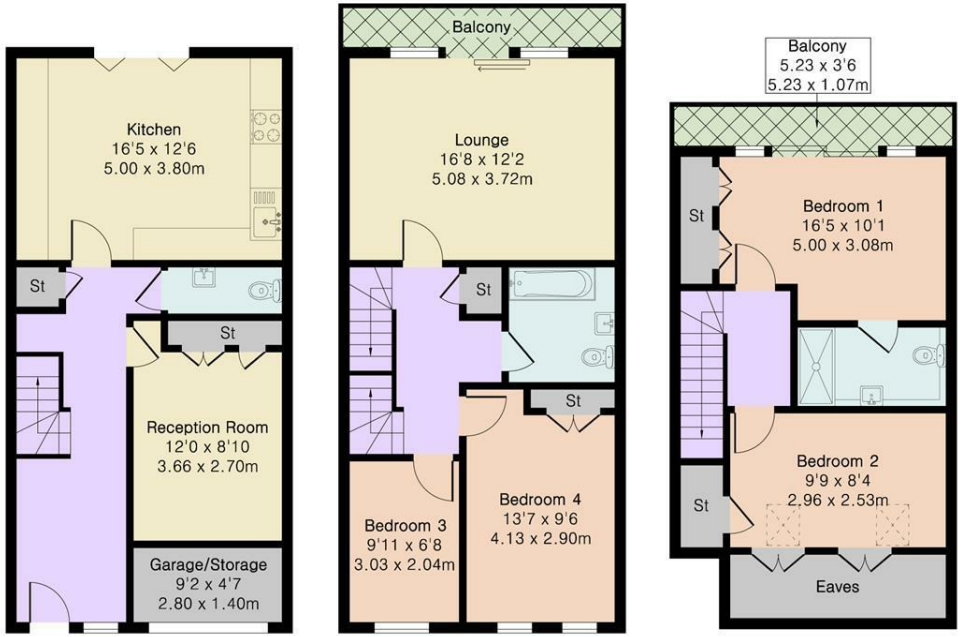
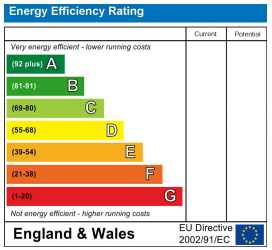
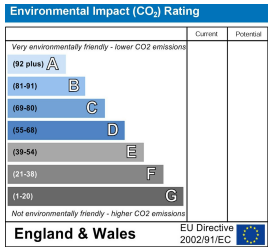


Ground Floor First Floor Second Floor





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The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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The Property Ombudsman

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