



## Pulham Avenue, Broxbourne, EN10 7TB

Located in one of Broxbourne's most desirable residential areas, this stunning four-bedroom detached family home is ideally located within the catchment area of highly regarded local schools. Meticulously maintained, this property offers generous living spaces designed for contemporary family life. The ground floor includes a convenient cloakroom, a utility room, a custom-designed open-plan kitchen/breakfast room, a spacious living room, and a dedicated family room, ensuring plenty of room for relaxation and entertaining. A double garage provides additional storage or the potential for conversion into extra living space. On the first floor, the lavish master bedroom impresses with its distinctive vaulted ceiling—a standout feature—paired with a luxurious en-suite bathroom. Three more spacious double bedrooms provide plentiful space, complemented by an impressive en-suite family shower room. Outside, the property boasts a wide, approximately 60' long front driveway offering generous parking and a beautifully designed, private rear garden. This exceptional home is located within proximity to excellent schooling. We strongly recommend an internal viewing to experience the outstanding quality and thoughtful layout of this beautiful property.

- Stunning four-bedroom detached home in a prime Broxbourne location
- Spacious ground floor with open-plan kitchen/breakfast room, large living area, family room, utility room, and cloakroom
- Three additional generous double bedrooms with ample wardrobe space and an en-suite family shower room
- Beautifully designed private rear garden
- Within the catchment area of excellent local schools
- Luxurious master bedroom featuring a unique vaulted ceiling and en-suite bathroom
- Wide, 60-foot driveway with plenty of parking and a double garage (conversion potential)

Tenure Freehold Council Tax G

EPC Rating C Local Authority Broxbourne Borough Council



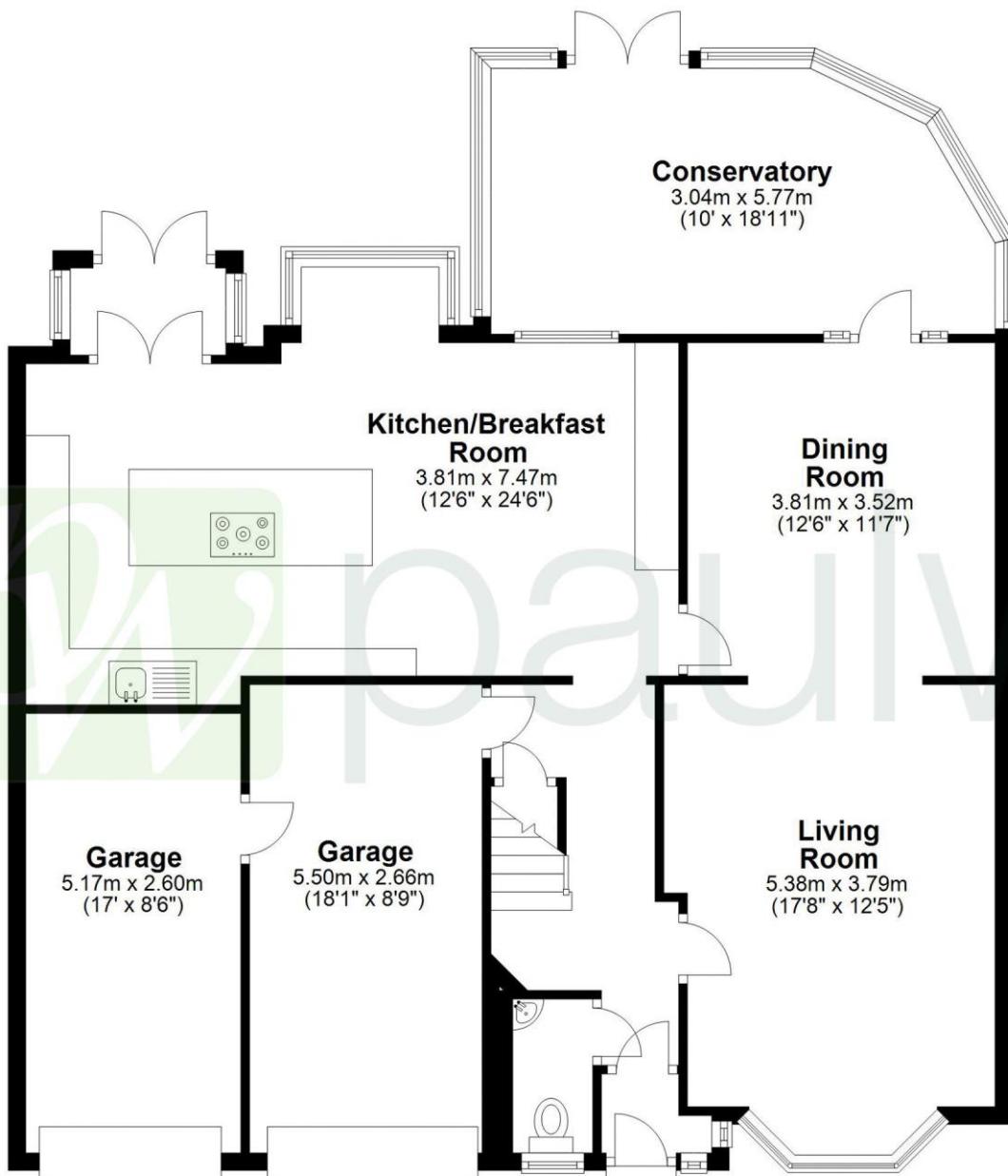


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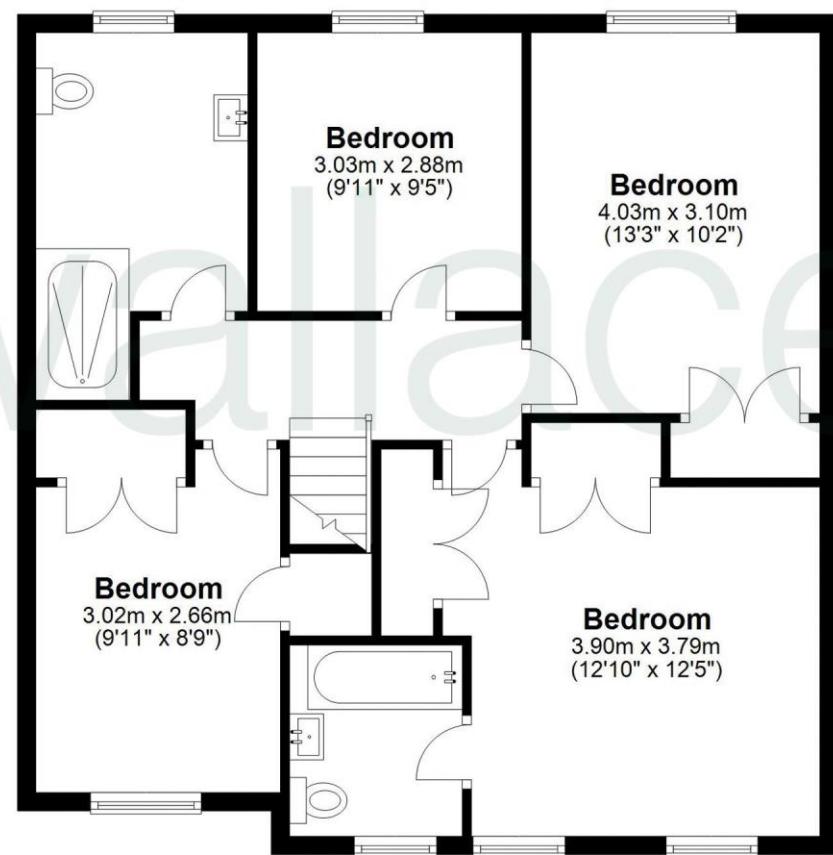
## Ground Floor

Approx. 120.6 sq. metres (1298.0 sq. feet)



## First Floor

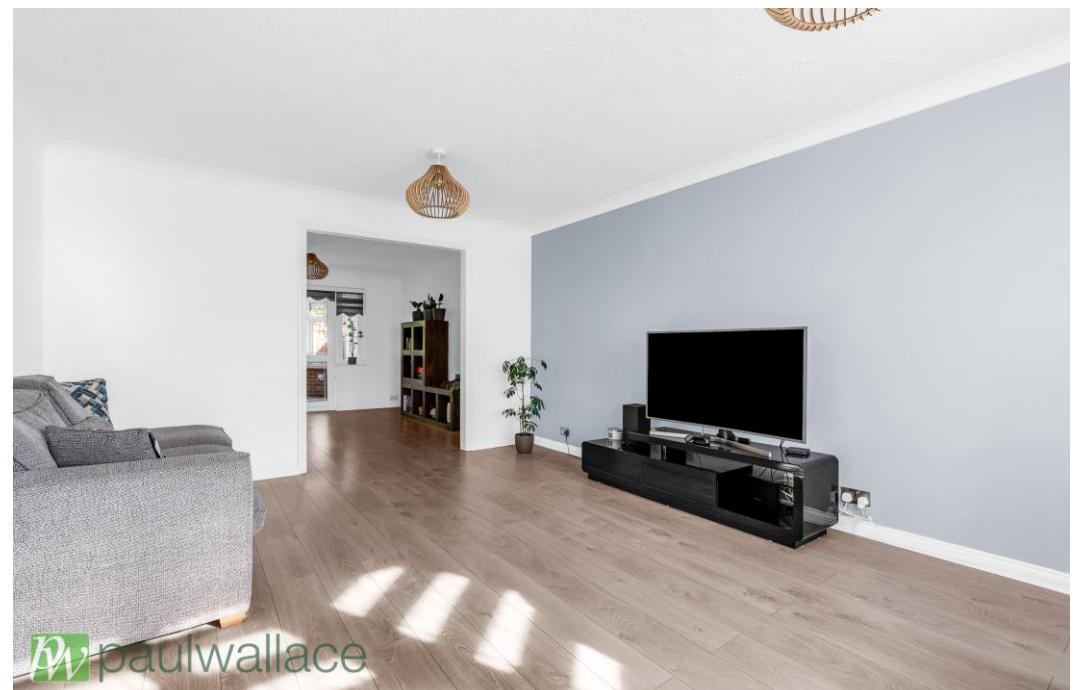
Approx. 72.1 sq. metres (775.9 sq. feet)



Total area: approx. 192.7 sq. metres (2074.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.







**pw** paulwallace



### Paul Wallace Estate Agents

70 High Street  
Hoddesdon  
Hertfordshire  
EN11 8ET

 01992 466471

 [hoddesdon@paulwallace.co.uk](mailto:hoddesdon@paulwallace.co.uk)

 [www.paulwallace.co.uk](http://www.paulwallace.co.uk)



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Mon	9am to 6.30pm
Tues	9am to 6.30pm
Wed	9am to 6.30pm
Thurs	9am to 6.30pm
Fri	9am to 6.30pm
Sat	9am to 5.00pm
Sun	Closed

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