



Mill Lane
Broxbourne, EN10 7AZ

Mill Lane

*** CHAIN FREE *** Set in one of Broxbourne's most prestigious locations, this exceptional six-bedroom detached family home occupies a prime central position on a beautifully landscaped plot of approx. ¾ acre. Located just a short walk from Broxbourne Station and the local High Street, the property offers both convenience and privacy in equal measure.

Blending timeless period charm with generous proportions, the home immediately impresses with its grand façade and commanding presence facing Broxbourne Common. A private sweeping driveway with ample parking leads to a stately entrance, welcoming you into over 4,000 sq ft of flexible and elegantly appointed living space.

Inside, the home radiates warmth and character across a versatile layout, ideal for modern family life. The accommodation includes six spacious bedrooms, three of which benefit from en-suite bathrooms. The luxurious master suite also features a dedicated dressing room. The property also has a home office, beautiful oak flooring, a downstairs cloakroom, utility area, a modern kitchen, 2 spacious lounges and a bar entertaining area.

At the heart of this property is its extraordinary plot. The expansive grounds include a large south-facing rear garden, immaculately landscaped with a stunning array of mature shrubs, vibrant perennials, and classic scented English roses. Thoughtfully positioned seating areas create ideal spaces for relaxation or entertaining, all within a serene ambience and private setting.

Additional features include a double garage, ample off-street parking, and two sizable outbuildings—one currently serving as a games room with w.c and the other was previously a gym area with shower room and w.c.

Another feature of the property is its excellent rear access and further gated area.



Location:

Mill Lane is widely regarded as one of Broxbourne's most unique and sought-after addresses, known for its exclusivity and proximity to key transport links. Properties in this location are rarely available and highly prized, particularly among City commuters. Broxbourne Station provides direct services to London Liverpool Street, Tottenham Hale, Stratford, and Cambridge. The A10 and M25 are easily accessible, enhancing the area's excellent connectivity.

The property sits opposite Broxbourne Common, a large protected and cherished, green space that connects to St Augustine's Church. A brief stroll across the common leads to Broxbourne High Street with a selection of shops and restaurants and the train station. Broxbourne sits nearby the River Lee where you can enjoy boating activities and leisurely walks.

Broxbourne is also well-regarded for its education options, with a selection of excellent local schools including Broxbourne School and Haileybury College.





















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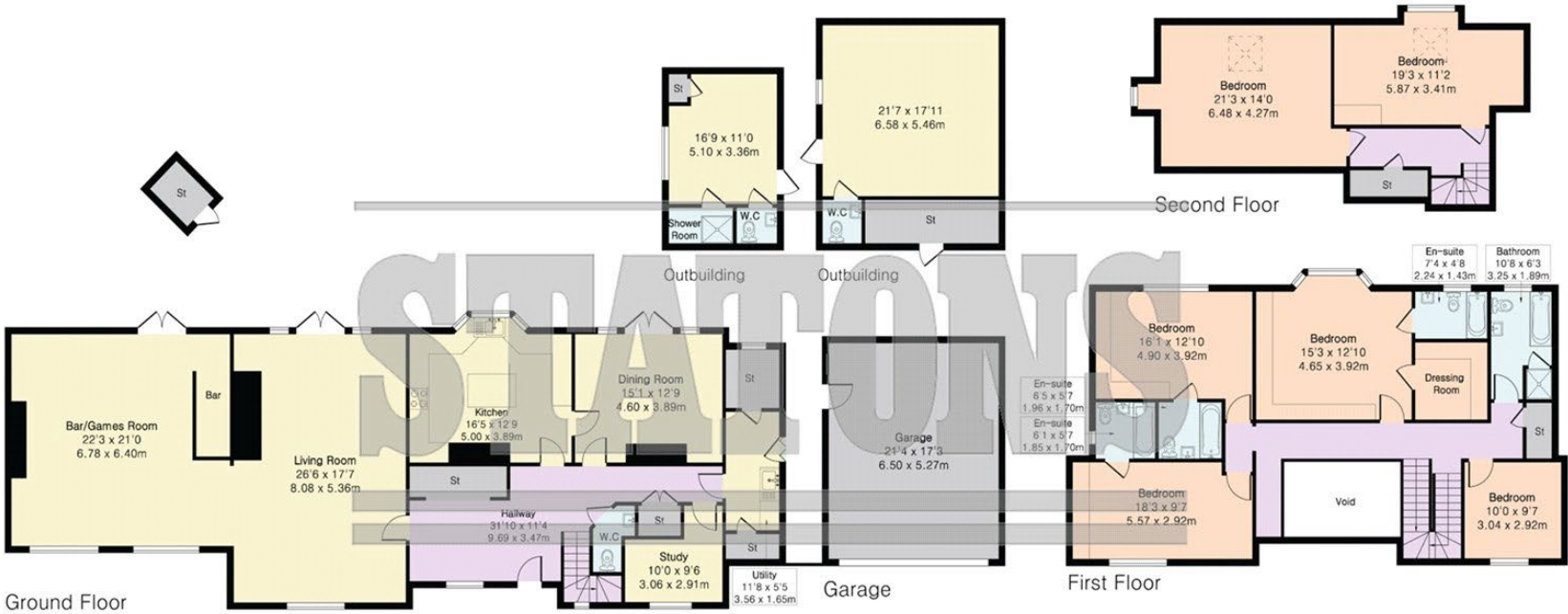
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Approximate Gross Internal Area 4604 sq ft - 427 sq m

Ground Floor Area 1882 sq ft – 175 sq m
First Floor Area 1231 sq ft – 114 sq m
Second Floor Area 551 sq ft – 51 sq m
Garage Area 369 sq ft – 34 sq m
Outbuilding Area 571 sq ft – 53 sq m

Council Tax - G
Local Authority: Broxbourne
Tenure: Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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