



21 Carnaby Road

Broxbourne, EN10 7EG

Price £2,100,000



KIRBY COLLETTI are delighted to offer this EXCEPTIONAL FIVE DOUBLE BEDROOM EXECUTIVE DETACHED HOUSE lying on a beautiful plot of Approx.. 0.4 of an Acre. Situated in Broxbourne's most prestigious residential road, within a short walk to Excellent Schools, Local Shops & Restaurants, River Lea and Broxbourne Railway Station with its excellent service into London. Also a short drive to the Hertfordshire Golf & Country Club and also Haileybury College.

Some of the many fine features include 29ft Impressive Reception Hall, 22ft Living Room, 26ft Entertainment Lounge, Stunning Kitchen/Dining Room, Utility Room, Gym & Plates Studio, 22ft Main Bedroom, Luxury Bathroom, Three En Suite Shower Rooms, 160ft South Facing Garden with Fabulous Porcelain Tiled Patio Area and Covered Barbecue/Kitchen, Parking For Numerous Vehicles and Garage To Front.

- AN EXCEPTIONAL 5 BEDROOM EXECUTIVE DETACHED RESIDENCE (CIRCA 4800 sqft)
- 22ft MASTER BEDROOM
- 22ft LIVING ROOM
- BROXBOURNES PREMIER RESIDENTIAL ROAD
- SUBSTANTIAL PLOT OF 0.4 of AN ACRE
- 26ft ENTERTAINMENT LOUNGE
- LUXURY BATHROOM & THREE EN SUITE SHOWER ROOMS
- IMPRESSIVE 29ft RECEPTION HALL
- 23ft LUXURY KITCHEN/DINING ROOM & SEPARATE UTILITY ROOM
- GYM & PILATES STUDIO



IMPRESSIVE RECEPTION HALL

29'6 x 13 (8.99m x 3.96m)

Vaulted glass gable frontage. Porcelain tiled floor. Three vertical radiators. Stairs to first floor with oak treads and glass balustrades. Three wall light points. Recessed ceiling spotlights.

GROUND FLOOR W.C

8'5 x 5'7 (2.57m x 1.70m)

Front aspect double glazed window. Conical wash basin. Low level W.C. Exposed brick to one wall. Porcelain tiled floor. Brushed metal tubular radiator. Double door to:

BOOT ROOM/WALK IN CUPBOARD

10'11 x 6'3 (3.33m x 1.91m)

Two hanging rails. Fitted cupboard. Porcelain tiled floor.

LIVING ROOM

21'10 x 18'1 (6.65m x 5.51m)

Two front aspect double glazed windows. Three tubular radiators. Porcelain tiled floors.

ENTERTAINMENT LOUNGE

26'1 x 22'9 (7.95m x 6.93m)

Two rear aspect double glazed double doors to garden. Recessed ceiling spotlights. Two Tubular radiators. Engineering wood flooring.

KITCHEN/DINING ROOM

22'10 x 19'7 (6.96m x 5.97m)

Rear aspect Bi-folding doors to garden. Range of high gloss wall and base units with work surfaces over and inset sink unit. Built in electric oven with warmer tray below. Integrated fridge / freezer. Integrated dishwasher. Island unit incorporating induction hob and pop up extractor fan. Recessed ceiling spotlights. Exposed brickwork to one wall. Porcelain tiled floor. Three vertical radiators.

UTILITY ROOM

11'10 x 10 (3.61m x 3.05m)

Door to side (Gym). Range of recently re-fitted matt Black contemporary wall and base units with wooden worksurfaces over. Sink unit. Plumbing for washing machine and tumble dryer. Cupboard housing wall mounted gas boiler. Space for American style fridge freezer. Porcelain tiled floor. Radiator.

GYM

29'1 x 8'2 (8.86m x 2.49m)

Two Velux window. Laminate wood flooring. Recessed ceiling spotlights. Radiator. Door to Pilates Studio and door to Garage.

PILATES STUDIO

24'9 x 9'2 (7.54m x 2.79m)

Dual aspect double glazed window and double door to rear garden. Vertical radiator. Recessed ceiling spotlight. Laminate wood flooring.

GALLERIED LANDING

16'1 x 6'8 max (4.90m x 2.03m max)

Large airing cupboard.

MAIN BEDROOM

24'7 x 22'1 max (widest points) (7.49m x 6.73m max (widest points))

Two rear aspect double glazed windows. Two sets of fitted wardrobes. Vinyl wood effect flooring. Two tubular radiators.

LUXURY EN-SUITE SHOWER ROOM

8'1 x 8 (2.46m x 2.44m)

Side aspect uPVC double glazed window. Large walk in shower. Part tiled walls and floor. Toilet with concealed cistern. Wooden wash stand with marble bowl sink. Shaver socket. Recessed ceiling spotlight.

BEDROOM TWO

21 x 19'6 max (6.40m x 5.94m max)

Two front aspect double glazed windows. Fitted wardrobes to one wall. Recessed ceiling spotlights. Two radiators.

EN SUITE SHOWER ROOM

5'10 x 5'8 max (1.78m x 1.73m max)

Side aspect double glazed window. Fully tiled walls and floor. Fully tiled shower cubicle. Toilet with concealed cistern. Wash hand basin with cupboard under. Chrome heated towel rail. Recessed ceiling spotlights.

BEDROOM THREE

19'5 x 8 max (5.92m x 2.44m max)

Front aspect double glazed windows. Fitted wardrobes. Radiator.

EN SUITE SHOWER ROOM

6'1 x 5'7 (1.85m x 1.70m)

Side aspect double glazed window. Fully tiled walls and floor. Fully tiled shower cubicle. Pedestal wash hand basin. Toilet with concealed cistern. Chrome heated towel rail. Recessed ceiling spotlights.

BEDROOM FOUR

21'3 x 13'7 max (6.48m x 4.14m max)

Rear aspect double glazed window. Fitted wardrobe. Recessed ceiling spotlights. Radiator.

BEDROOM FIVE

21'4 x 8'11 (6.50m x 2.72m)

Rear aspect uPVC double glazed window. Fitted wardrobe. Radiator.



Road Map



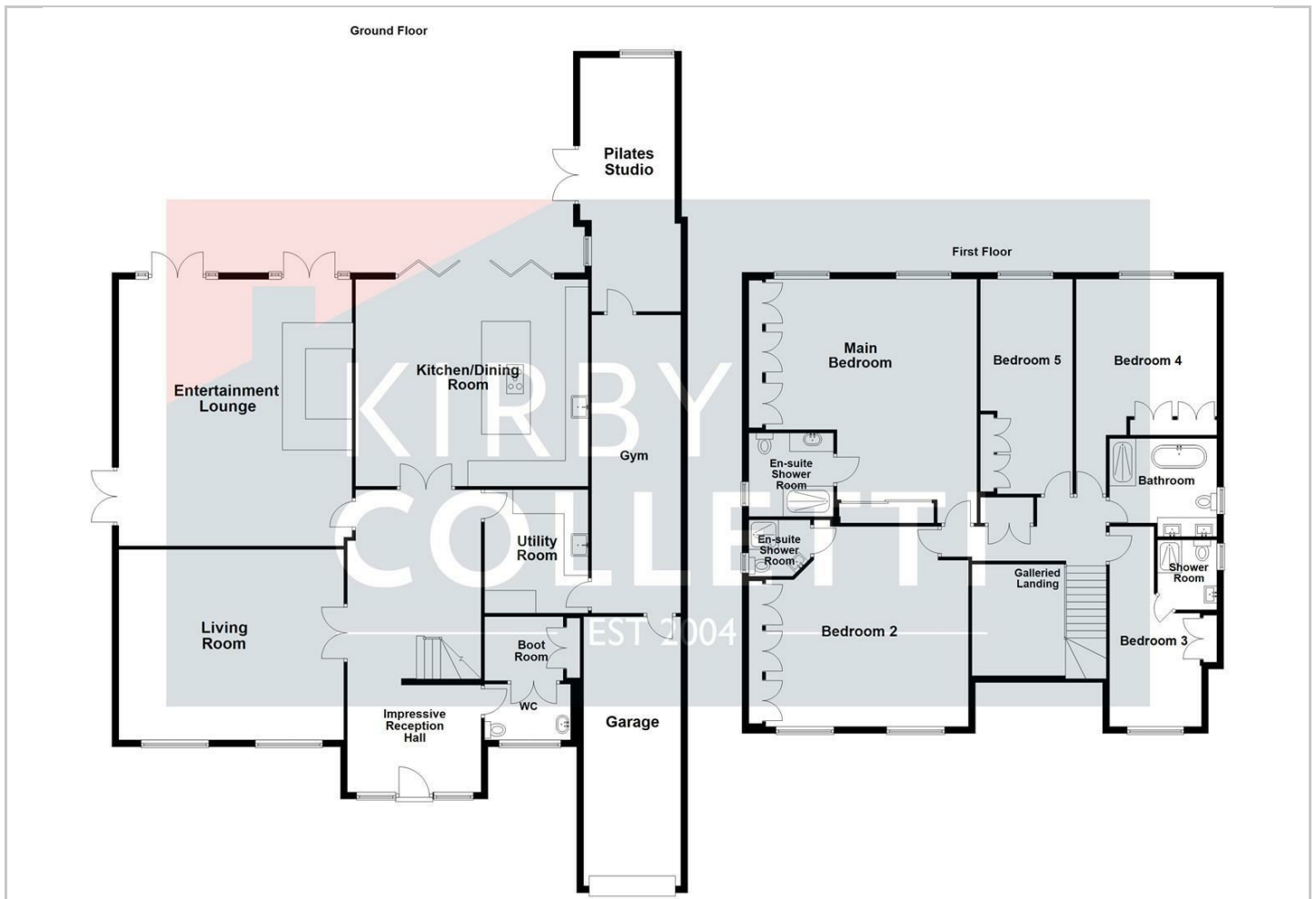
Hybrid Map



Terrain Map



Floor Plan

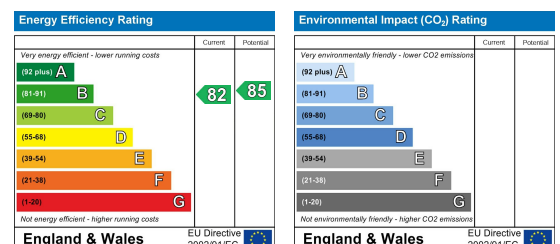


Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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