

**KIRBY
COLLETTI**

EST 2004

31 St. Catharines Road, Broxbourne, EN10 7LD

Price **£1,250,000**

 6  3  3  C

**KIRBY
COLLETTI**

EST 2004



KIRBY
COLLETTI

EST 2004

31 St. Catharines Road

Broxbourne, EN10 7LD

- Six Bedroom Detached House
- Kitchen/Breakfast Room
- En Suite Shower Room to Bedroom Three
- 100ft East facing Rear Garden backing onto New River
- Carriage Driveway Providing Off Street Parking
- Three Reception Rooms
- En Suite Bathroom and Dressing Area to Bedroom One
- Family Bathroom
- Integral Garage
- Close To Train Station

Kirby Colletti are pleased to offer this Six Bedroom Detached House located in one of Broxbourne's premier roads being within a short stroll to Broxbourne Train Station and all local amenities.

The property offers excellent accommodation to include Lounge, Dining Room, Family Room/Study, Kitchen/Breakfast Room, Utility Room, Two Ground Floor Cloakrooms, Bedroom One with Dressing Area and En Suite Bathroom, Further En Suite Shower Room to Bedroom Three, Family Bathroom, Carriage Driveway with Integral Garage and Secluded Rear Garden backing onto New River.

This property benefits from full fibre broadband integration, providing ultra-fast internet speeds, perfect for remote working, streaming, and smart home connectivity.



ACCOMMODATION

ENTRANCE PORCH	6'6" x 3'3" (1.98m" x 0.99m")
HALLWAY	12'11 x 8'9" (3.94m x 2.67m")
GROUND FLOOR CLOAKROOM	5'8" x 2'11" (1.73m" x 0.89m")
LOUNGE	21'6" x 11'5" (6.55m" x 3.48m")
DINING ROOM	16'2" x 11' 9" (4.93m" x 3.35m 2.74m')
KITCHEN/BREAKFAST ROOM	22'6"x 10 (6.86m"x 3.05m)
INNER HALLWAY	11'3" x 8'8" max (3.43m" x 2.64m" max)
UTILITY ROOM	5'6 x 5'11" (1.68m x 1.80m")
STUDY	8 x 8'2 (2.44m x 2.49m)
FAMILY ROOM	18'7 x 8 (5.66m x 2.44m)
REAR HALLWAY	5'6" x 2'11" (1.68m" x 0.89m")
REAR LOBBY	5'11" x 5'5" (1.80m" x 1.65m")
2ND CLOAKROOM	5'11 x 3'2" (1.80m x 0.97m")
FIRST FLOOR LANDING	



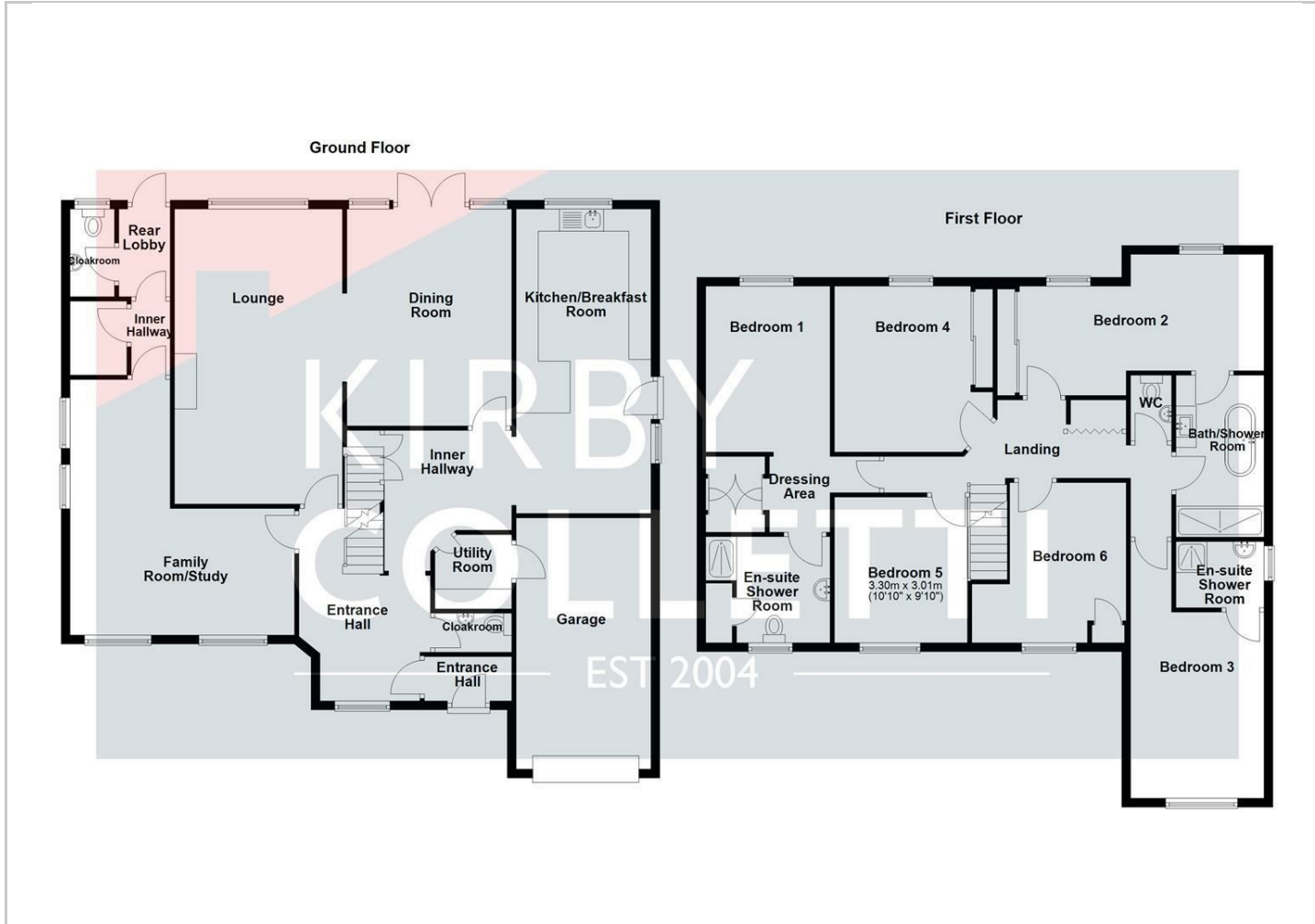
SEPARATE CLOAKROOM	4'9" x 2'11" (1.45m" x 0.89m")
MASTER BEDROOM	12'4 x 9'1 (3.76m x 2.77m)
DRESSING AREA	9'1 x 8'4 (2.77m x 2.54m)
EN SUITE SHOWER ROOM	9 x 8 (2.74m x 2.44m)
BEDROOM TWO	20'3 x 8'9 (6.17m x 2.67m)
RE_FITTED WET ROOM/FAMILY BATHROOM	12 x 6'7" (3.66m x 1.83m'2.13m')
BEDROOM THREE	18'8 max x 10 (5.69m max x 3.05m)
EN-SUITE SHOWER ROOM	6'8" max x 4'11" (2.03m" max x 1.50m")
BEDROOM FOUR	12'8 x 9'10 (3.86m x 3.00m)
BEDROOM FIVE	12'6 x 10'6" (3.81m x 3.20m")
BEDROOM SIX	11'9 max x 8'9 (3.58m max x 2.67m)
OUTSIDE	
FRONT DRIVEWAY	
GARAGE	18 x 10'1 (5.49m x 3.07m)
LARGE REAR GARDEN	
SUMMERHOUSE	11'6 x 11'6 (3.51m x 3.51m)



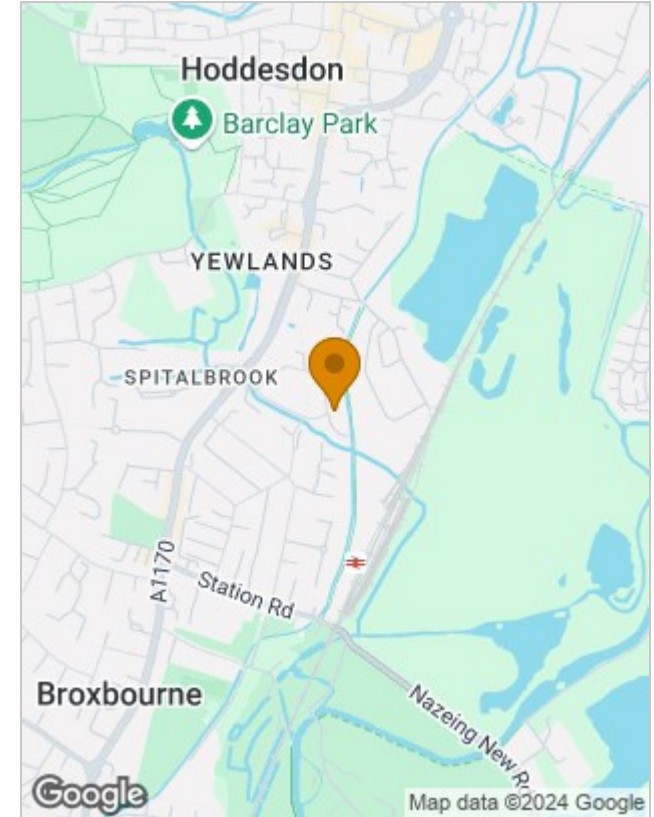


**KIRBY
COLLETTI**
EST 2004

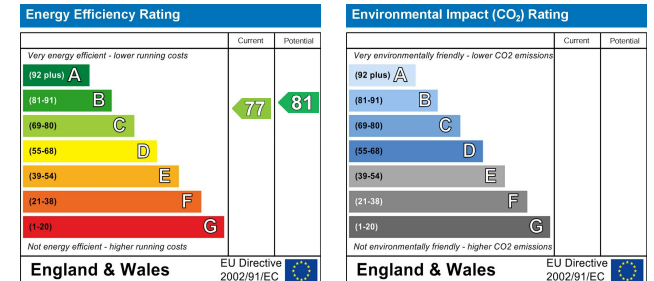
Floor Plans



Location Map



Energy Performance Graph



Viewing

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.