



1 Carnaby Road, Broxbourne, EN10 7EF

**Guide Price £1,400,000**

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KIRBY  
COLLETTI

EST 2004

# 1 Carnaby Road

Broxbourne, EN10 7EF

- Chain Free
- Highly Desirable Location
- Three Bathrooms
- Garden Room
- 75ft South Facing Rear Graden
- 5/6 Bedroom Detached House
- Kitchen/Breakfast Room
- Two Reception Rooms
- Double Garage & Ample Parking
- Catchment For Outstanding Schooling

**\*OFFERED CHAIN FREE\*** Kirby Colletti are delighted to offer this FIVE/SIX BEDROOM DETACHED HOUSE located in the most prestigious residential location of Carnaby Road which is within a short walk to excellent Primary & Secondary Schooling, Local Shops & Restaurants and Broxbourne Railway Station with its excellent service into London.

The property offers a Spacious Fitted Kitchen/Breakfast Room, Sitting Room, Large Reception Room, Three Bathrooms, Ground Floor W.C, 75ft South Facing Rear Garden, Garden Room with Separate W.C, Double Garage and Off Street Parking.



## ACCOMMODATION

### PORCH

### RECEPTION HALL

### GROUND FLOOR W.C

**LIVING ROOM** 18'4" x 28'3" (5.6 x 8.6)

**KITCHEN / BREAKFAST ROOM** 17'5" x 17'5" (5.3 x 5.3)

**UTILITY ROOM** 15'5" x 5'7" (4.7 x 1.7)

**SITTING ROOM** 17'9" x 11'6" (5.4 x 3.5)

### FIRST FLOOR LANDING

**BEDROOM ONE** 15'9" x 15'1" (4.8 x 4.6)

**EN SUITE** 9'10" x 6'7" (3.0 x 2.0)

**BEDROOM TWO** 15'9" x 9'2" (4.8 x 2.8)

**BEDROOM FOUR** 11'10" x 10'6" (3.6 x 3.2)

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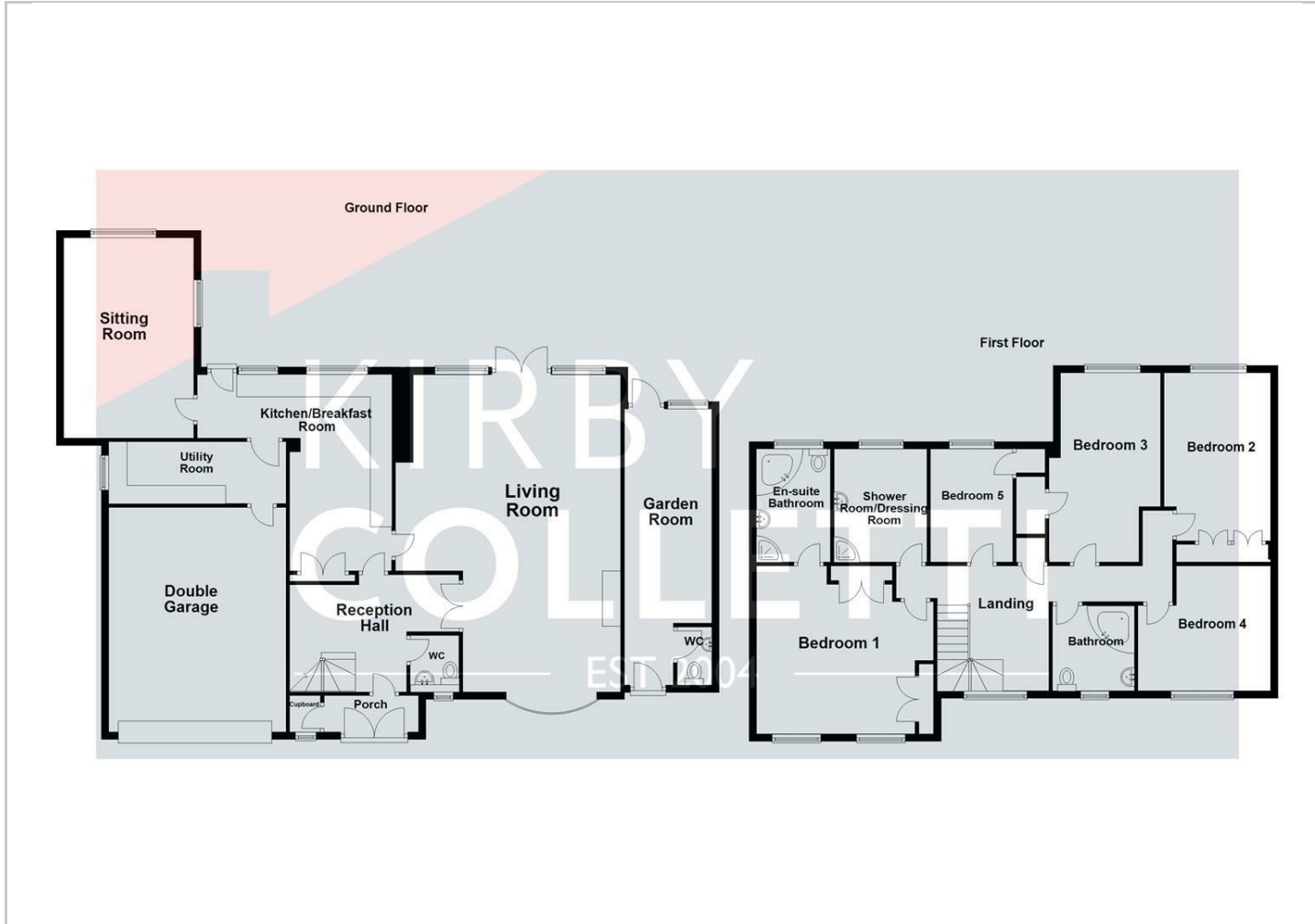
<b>BEDROOM THREE</b>	12'2" x 8'10" (3.7 x 2.7)
<b>BEDROOM FIVE</b>	9'10" x 7'7" (3.0 x 2.3)
<b>SHOWER ROOM/DRESSING ROOM</b>	
	9'10" x 8'6" (3.0 x 2.6)
<b>BATHROOM/W.C</b>	7'7" x 7'3" (2.3 x 2.2)
<b>OUTSIDE</b>	
<b>GARDEN ROOM</b>	19'0" x 7'10" (5.8 x 2.4)
<b>W.C</b>	4'11" x 3'3" (1.5 x 1.0)
<b>REAR GARDEN</b>	
<b>FRONT GARDEN</b>	
<b>DOUBLE GARAGE</b>	





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## Floor Plans



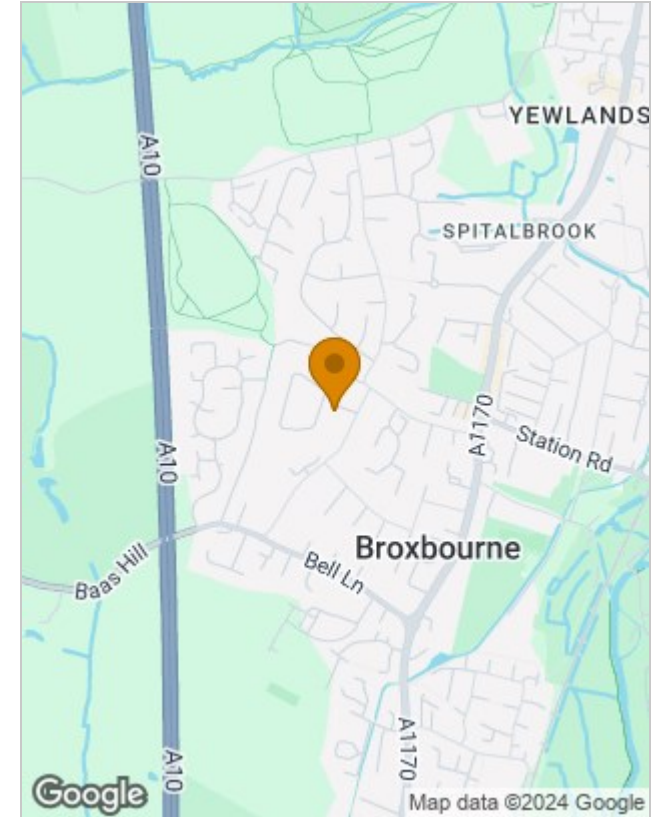
## Viewing

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.

64 High Street, Hoddesdon, Hertfordshire, EN11 8ET  
 Tel: 01992471888 Email: homes@kirbycolletti.co.uk <https://www.kirbycolletti.co.uk>

## Location Map



## Energy Performance Graph

