

**KIRBY  
COLLETTI**  
EST 2004

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9 St. Catharines Road, Broxbourne, EN10 7LG  
Price **£1,395,000**







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# 9 St. Catharines Road

## Broxbourne, EN10 7LG

- 6/7 Bedroom Grade II listed Semi Detached House
- Lounge
- Fitted Kitchen with Integrated Appliances
- Family Bath/Shower Room
- Landscape Rear Garden
- Sought after location
- Dining Room
- Master Bedroom with Suite Bathroom & Dressing Room
- Cellar with Store Rooms
- Garage & off Street Parking

Nestled in the charming area of Broxbourne, St. Catharines Road presents an exceptional opportunity to acquire a beautifully renovated and fully restored semi-detached home that is both spacious and versatile. This stunning property now boasts an impressive six/seven bedrooms, making it ideal for families or those in need of generous living space for guests or working from home.

The house has undergone a comprehensive renovation throughout, bringing a fresh, modern finish while carefully restoring its original character and charm.

Inside, you'll find three tastefully updated reception rooms, each offering its own unique setting for relaxing, entertaining, or everyday family life. Whether used as a formal dining room, a cosy lounge, or a vibrant playroom, these flexible spaces can be adapted to suit your lifestyle.

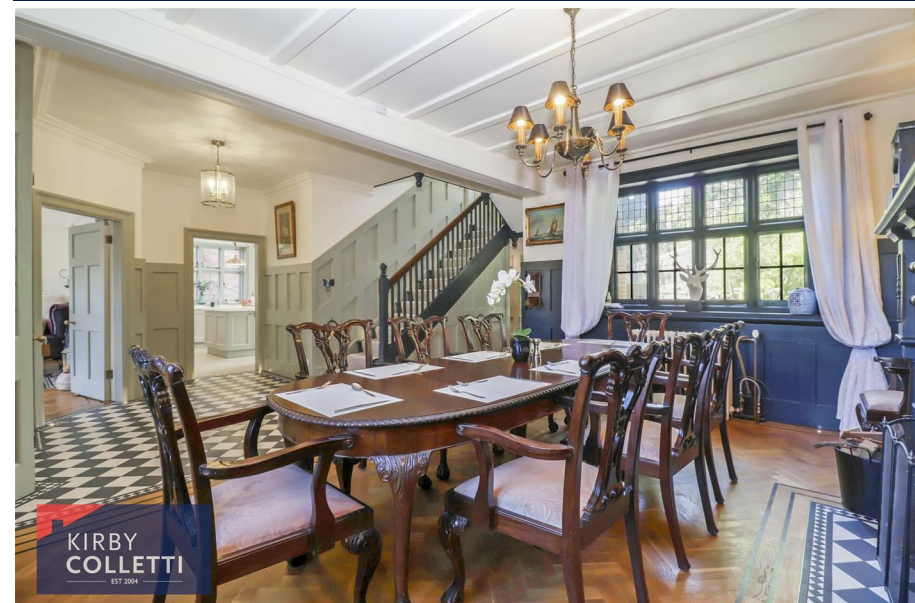
With three newly fitted bathrooms, the layout provides both comfort and practicality for busy households.

Set within a welcoming community, this semi-detached home also benefits from the privacy of its design and the beauty of its Broxbourne surroundings—close to excellent schools, shops, Broxbourne Railway Station and green spaces.

In summary, this remarkable home on St. Catharines Road offers generous accommodation, a sought-after location, and the rare advantage of being fully renovated and ready to move into. A fantastic opportunity not to be missed.



Price £1,395,000



### ACCOMMODATION

**ENTRANCE PORCH** 7'7" x 6'11" (2.31m" x 2.11m")

### ENTRANCE HALL

**CLOAK/SHOWER ROOM** 7'3" x 4'11" (2.21m" x 1.50m)

**CLOAKS CUPBOARD** 3'10" x 3'7" (1.17m" x 1.09m")

**LOUNGE** 17'9 x 17'4 (5.41m x 5.28m)

**DINING ROOM** 16'10 x 12'4 (5.13m x 3.76m)

**KITCHEN/BREAKFAST ROOM**  
24'4 x 13'11 (7.42m x 4.24m)

### CELLAR

**LANDING** 16'2" x 11'11" max (4.93m" x 3.63m" max)

**MASTER BEDROOM** 17'9 x 17'7 (5.41m x 5.36m)

**EN SUITE BATHROOM** 10'7" x 5'9" (3.23m" x 1.75m")





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## **DRESSING ROOM (7TH BEDROOM)**

14'3 x 7'3 (4.34m x 2.21m)

## **BEDROOM TWO**

17'11 x 11'11 (5.46m x 3.63m)

## **BATH/ SHOWER ROOM**

13' x 7'1" (3.96m x 2.16m")

## **SECOND FLOOR HALF LANDING**

## **BEDROOM THREE**

12'1 x 8'4 (3.68m x 2.54m)

**SECOND FLOOR LANDING** 13'5" 11'9" (4.09m" 3.58m" )

## **BEDROOM FOUR**

15'5 x 13'6 (4.70m x 4.11m)

## **BEDROOM FIVE**

12'10 x 12'4 (3.91m x 3.76m)

## **BEDROOM SIX**

11'6 x 9 (3.51m x 2.74m)

## **W.C**

5'1" 2'9" (1.55m" 0.84m")

## **EXTERIOR**

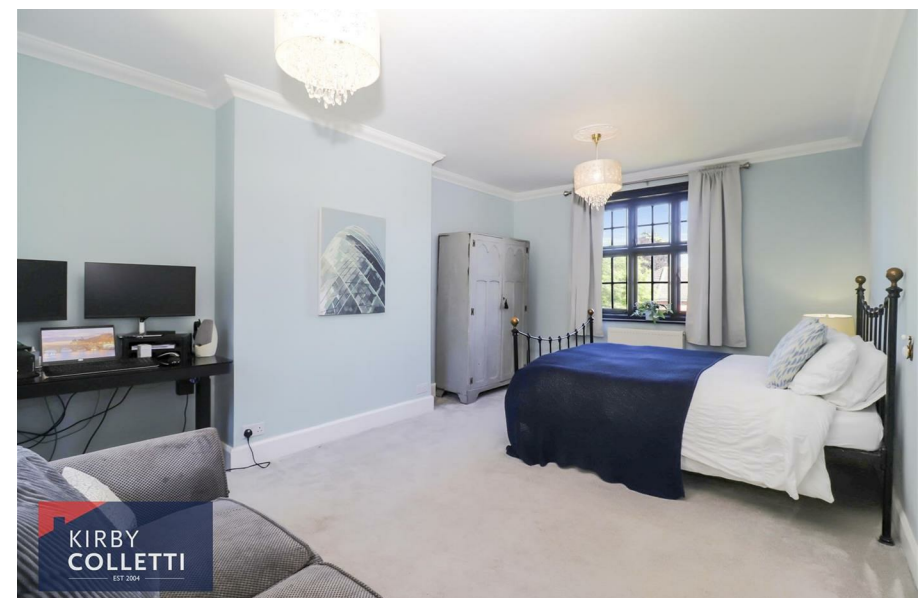
## **REAR GARDEN**

## **FRONT GARDEN**

## **GARAGE**



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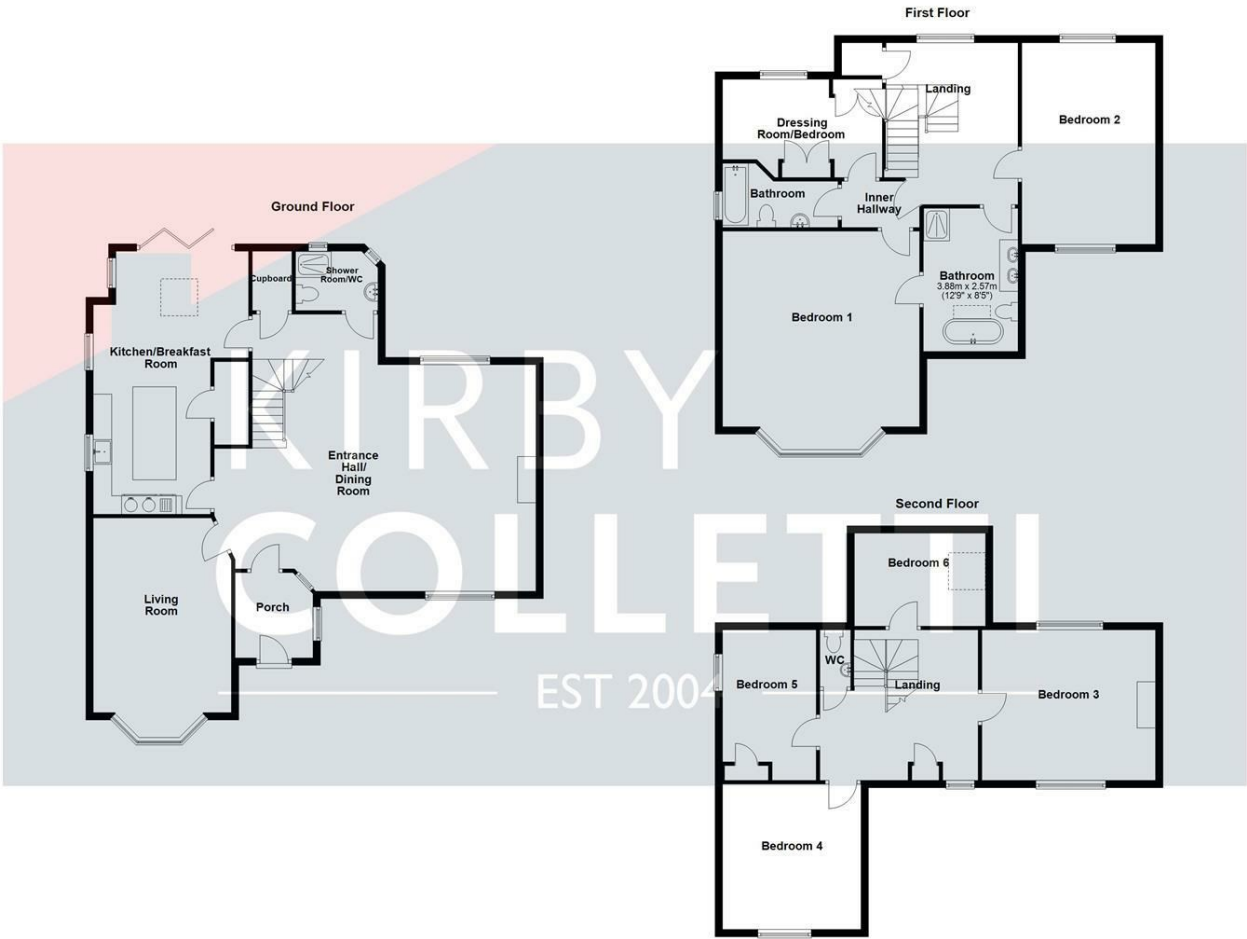




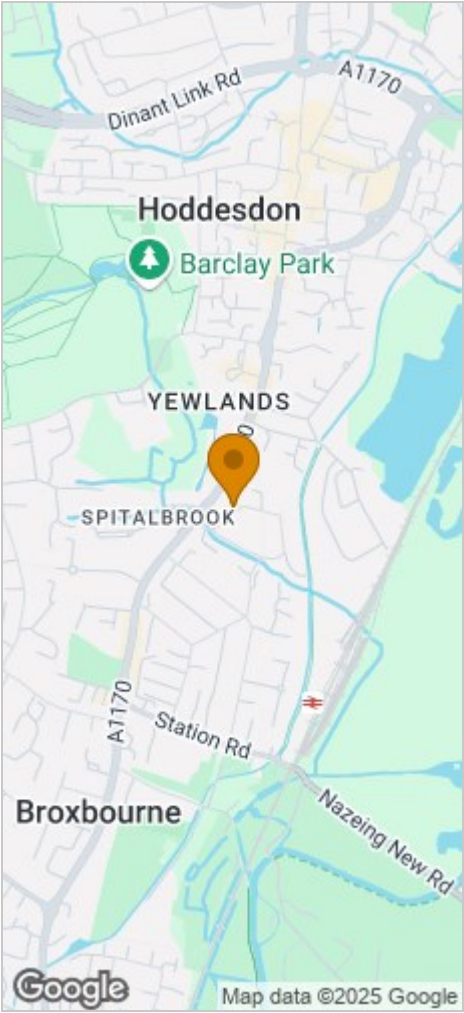
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Floor Plans



Location Map



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.

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Energy Performance Graph

