

**KIRBY
COLLETTI**
EST 2004

**KIRBY
COLLETTI**

St. Catharines Road, Broxbourne, EN10 7LG

Price **£1,395,000**





KIRBY
COLLETTI

EST 2004

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.

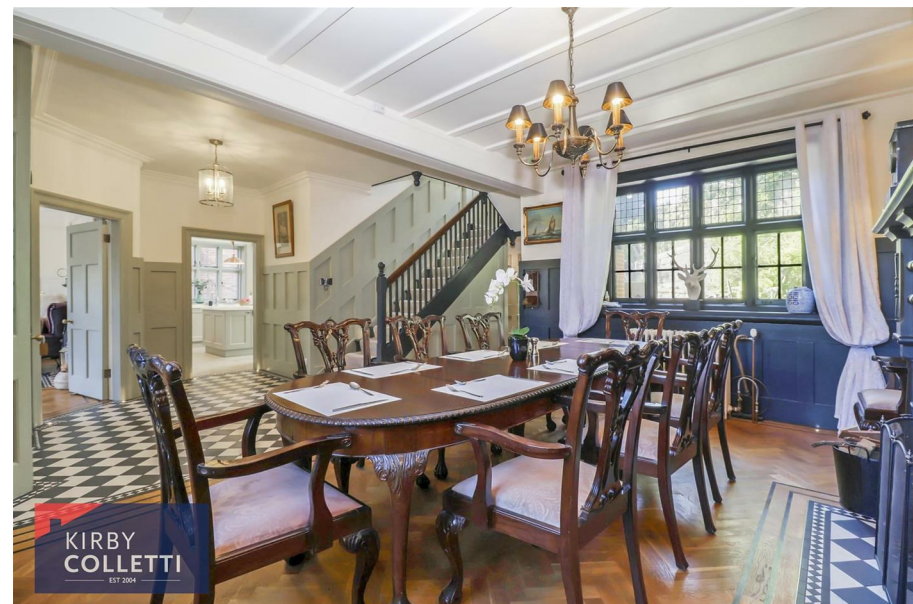
With three newly fitted bathrooms, the layout provides both comfort and practicality for busy households.

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")



**KIRBY
COLLETTI**
EST 2004

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



**KIRBY
COLLETTI**
EST 2004



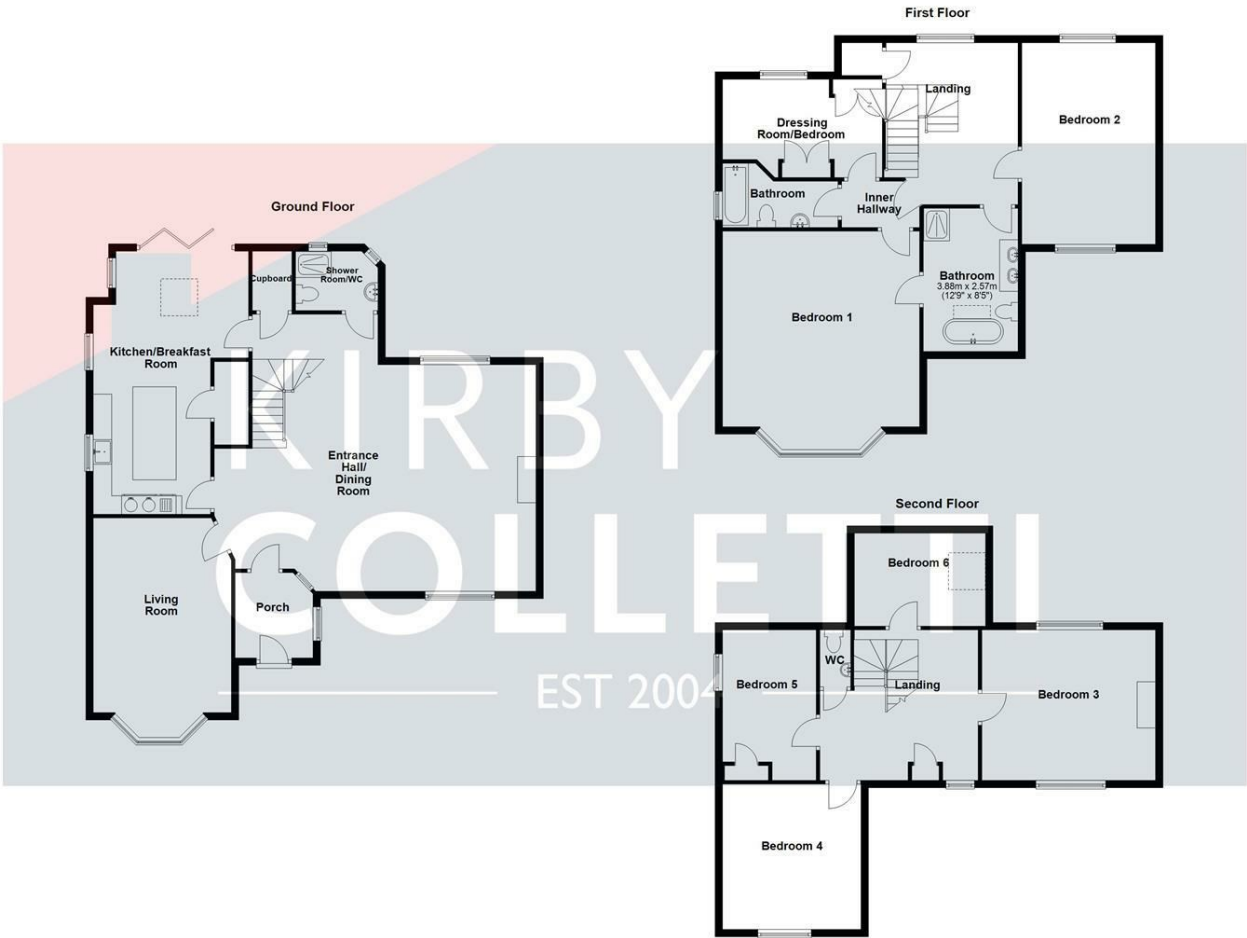
**KIRBY
COLLETTI**
EST 2004



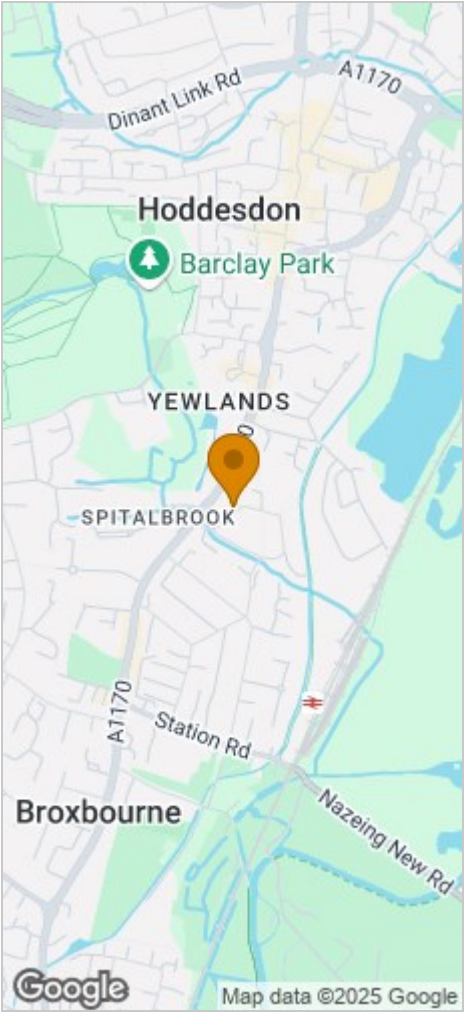
KIRBY
COLLETTI

EST 2004

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.

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

Energy Performance Graph

