

KIRBY
COLLETTI

EST 2004

25 Carnaby Road, Broxbourne, EN10 7EG

Price Guide £1,695,000

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25 Carnaby Road

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- FIVE BEDROOM DETACHED HOME approx 4,000 SQFT
- IMPRESSIVE ENTRANCE HALL
- 22FT LOUNGE
- HEATED SWIMMING POOL
- PRESTIGIOUS BROXBOURNE LOCATION
- 1/3 of AN ACRE PLOT
- KITCHEN/DINING ROOM
- BEAUTIFUL SOUTH FACING REAR GARDEN
- DOUBLE GARAGE
- CLOSE TO STATION AND EXCELLENT SCHOOLING FOR ALL AGES

KIRBY COLLETTI are proud to present this exceptional five-bedroom residence, situated on the highly sought-after Carnaby Road—one of the area's most prestigious residential locations. Just a short walk from outstanding primary and secondary schools, local shops, popular restaurants, and Broxbourne Railway Station offering fast access into London.

Spanning over 4,000 sq ft, this impressive home features an impressive entrance hall, spacious kitchen/dining room, 22ft lounge, conservatory, gym, utility room, study, and a ground floor bath/shower room. The 21ft principal bedroom includes a en-suite shower room. Outside, the landscaped south-facing rear garden includes a heated swimming pool, while to the front there is extensive driveway leading to a double garage.

A viewing is highly recommended to fully appreciate everything this remarkable home has to offer.



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ACCOMMODATION

IMPRESSIVE ENTRANCE HALL

LOUNGE 22'9 x 14'5 max (6.93m x 4.39m max)

CONSERVATORY 17'2 x 13'11 (5.23m x 4.24m)

POOL ROOM 10'1 x 13 (3.07m x 3.96m)

W.C/CHANGING ROOM 10 x 7'6 (3.05m x 2.29m)

KITCHEN/BREAKFAST ROOM
24'8 x 19'10 max (7.52m x 6.05m max)

GYM 15'11 x 7'11 max (4.85m x 2.41m max)

WC 6'10 x 3'3 (2.08m x 0.99m)

UTILITY ROOM 11'6 x 8 (3.51m x 2.44m)

STUDY 11'10 x 10'8 (3.61m x 3.25m)

BEDROOM FOUR 13'10 x 10'6 (4.22m x 3.20m)



BEDROOM FIVE 16'6 x 9'2 max (5.03m x 2.79m max)
GROUND FLOOR BATH/SHOWER ROOM
 16'9 x 8'5 max (5.11m x 2.57m max)
LANDING 22'2 x 18'1 max (6.76m x 5.51m max)
BEDROOM ONE 21 x 18'9 (6.40m x 5.72m)
EN SUITE SHOWER ROOM
 12'10 x 9'10 max (3.91m x 3.00m max)
BEDROOM TWO 18'2 x 15'2 max (5.54m x 4.62m max)
BEDROOM THREE 14'2 x 12'2 (4.32m x 3.71m)
DRESSING ROOM 12'9 x 7'1 (3.89m x 2.16m)
FAMILY SHOWER ROOM 10'2 x 9'4 (3.10m x 2.84m)
OUTSIDE
FRONT GARDEN
DOUBLE GARAGE 21'2 x 19'3 (6.45m x 5.87m)
REAR GARDEN

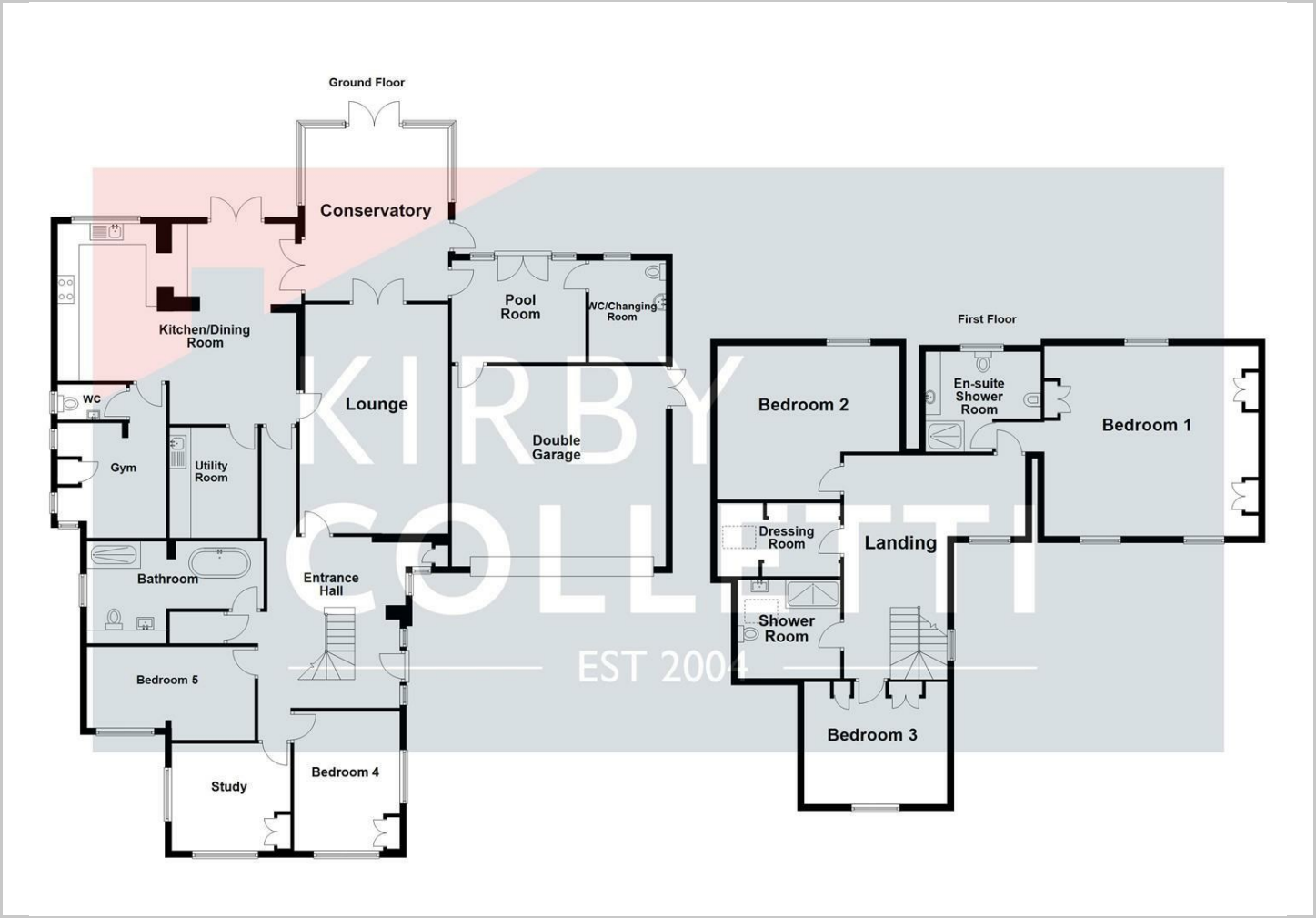




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Floor Plans



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.

Location Map



Energy Performance Graph

