



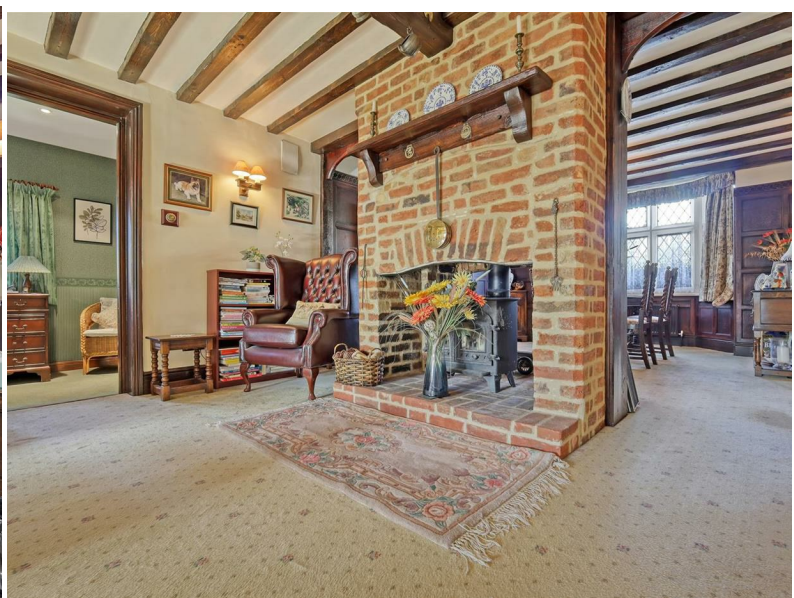
**Oliver  
Minton**  
*Sales & Lettings*

**East Lodge, 43 St. Catharine's Road,  
Broxbourne**

**EN10 7LD**

**Price Guide £1,200,000**

A rare opportunity to acquire an individual, detached Victorian residence, set in one of Hertfordshire's most desirable locations. Being marketed for the first time in almost 40 years, the property is being sold with no onward chain and is ready for a new owner to enjoy this beautiful home.







## Location

Over the years, St. Catharine's Road has gained a reputation as being one of the most highly sought-after residential roads in Broxbourne. East Lodge sits on a quiet corner and is very well placed for transport links with Broxbourne Railway Station, being a short walk away (Liverpool Street in just under 30 minutes) There are excellent road links with the A10 giving easy access to the M25 and M11.

Broxbourne has a local parade of shops, restaurants and other amenities and there are very good schools for all ages close by. Further shopping facilities are just a short drive away at Brookfield Farm, where you can find a Tesco Superstore, a flagship Marks and Spencer and other retail outlets.

There are excellent sporting facilities in the vicinity including the Broxbourne Sports Club (tennis, squash, hockey, cricket, running) and the Broxbourne Sailing Club.

The New River is easily accessible, just a short stroll along a public footpath and Broxbourne Woods, Hertfordshire's only National Nature Reserve, is situated just the other side of the A10, a great place to go walking or cycling. Another lovely place to visit, within a very short drive, is Hertfordshire Zoo (formally Paradise Wildlife Park)





## The Property

This delightful, detached period home was built towards the end of the Victorian era in mellow red brickwork, as a unique property that commands a favoured corner position in this highly desirable, tree lined road. The coveted conservation area is just a short walk from Broxbourne Mainline station that serves London Liverpool Street in under 30 minutes, yet the striking aesthetics would certainly not look out of place in a more rural, country setting.

The owners extended the house in the 1990's, blending the new parts seamlessly with the original architecture, taking utmost care and attention to the very last detail. Further potential remains to enlarge the living accommodation, should you wish to do so.

The layout offers: Enclosed entrance porch, traditional hallway, guest cloakroom/w.c., an open plan living/dining room which is part sub-divided by an attractive brick fireplace housing a wood burning stove. Just offset, there is a cosy snug area and a separate study. The spacious kitchen/breakfast room runs front to back and has an open plan utility area. Adjacent to this is the garage, which could easily lend itself to be converted and incorporated into the existing living space, as there is a further, large detached double tandem garage within the grounds.

Upstairs, the principal bedroom is generous in size and enjoys a dressing area with built-in wardrobe cupboards and en-suite facilities. There is a second generous double bedroom with fitted furniture and a smaller third bedroom. These two rooms are served by the family bathroom.

The front of the property has amazing kerb appeal. Manicured hedges and mature planting give privacy, with brick piers leading into the gated driveway and the single, attached garage.

The rear garden is beautifully maintained by a professional gardening company. There is a large terrace to the immediate rear of the house and a raised seating area, the perfect spot to enjoy outside dining in the warmer months. Mature trees and raised planting areas border the well-tended lawn. There is also a timber framed outbuilding, currently used as a potting shed and storage facility, however could be utilised in many other ways, depending on a buyer's needs.

There is a small lane to the left of the house, shared with three neighbouring properties, that leads you to secure, double gates opening to a parking area and then in turn to the large, detached double tandem garage. There is also a personal door into the garage from the rear garden.

## Accommodation

Front door opening to:

### Enclosed Porch

With original tiled floor and attractive stained glass windows. Part glazed door to:





### Traditional Hallway

Stairs rising to first floor. Under stairs cupboard. Original tiled floor. Radiator.

### Guest Cloakroom/ W.C

Low flush w.c. Vanity wash hand basin. Part tiled walls and tiled floor. Extractor fan.

### Living/Dining Room

Spacious, part-open plan room which is part divided by the feature, central brick fireplace housing an attractive wood burning stove.

### Dining Area 4.22m x 3.69m (13'10" x 12'1")

Leaded light bay window to front and smaller double glazed bay window to side. Wood panelled walls. Two radiators.

### Lounge Area 7.23m x 5.58m >3.69m (23'8" x 18'3" >12'1")

Lovely dual aspect room with a leaded light, double glazed square bay window with fitted window seating to the rear overlooking the garden plus two further windows to rear and side. Three radiators. Open studwork to an off-set, cosy 'snug' area.

### Study 3.15m x 1.70m (10'4" x 5'6")

Leaded light window to side aspect. Radiator.

### Kitchen / Breakfast Room 6.80m x 2.88m max (22'3" x 9'5" max)

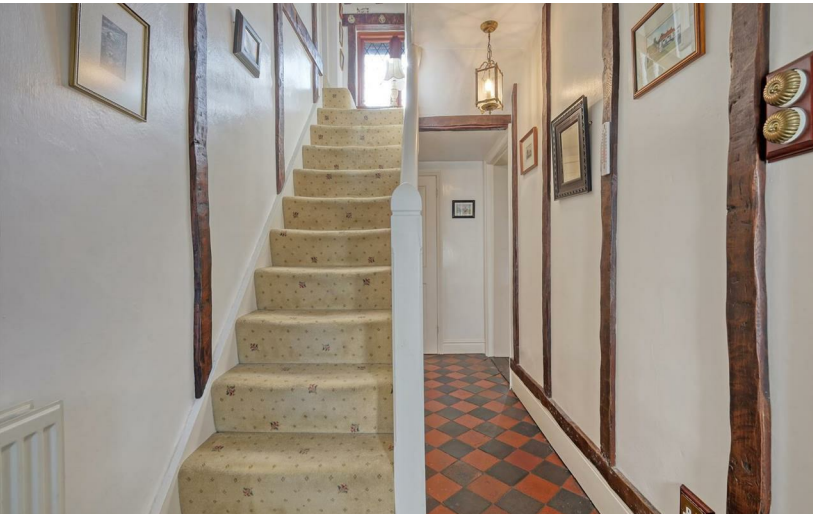
Overall measurement. Fitted with a range of wall and base cabinets with roll edge work surfaces over. Tiled splashbacks. Inset enamel sink and drainer. Built-in 'Stoves' double oven/grill and matching four ring gas hob with extractor over. Integrated dishwasher. Space for tall fridge freezer. Dual aspect windows to front and side. The breakfast area has plenty of space for a table and chairs. Two double glazed leaded light windows to rear and door opening to the garden. Tiled floor throughout. Door to garage. (This space could be integrated into the living accommodation STPP)

### Utility Area 1.53m x 1.53m (5'0" x 5'0")

Off-set and open plan to kitchen. Matching wall and base units. Stainless steel sink and drainer. Space and plumbing for washing machine.

### Attached Garage 5.49m x 3.12m (18'0" x 10'2")

Electronically operated up and over door (untested) Window to rear. Wall mounted 'Baxi' gas fired boiler. Door into kitchen/breakfast room, which means this could quite easily be converted and integrated into the current living accommodation should a buyer wish to do so..











## First Floor

Landing with double glazed leaded light windows to front and rear. Steps up to:

### Bedroom Three 2.88m x 2.23m (9'5" x 7'3")

Leaded light double glazed window to front. Radiator.

### Bedroom Two 3.37m x 3.21 (11'0" x 10'6")

Leaded light double glazed window to front. Radiator. Range of built-in wardrobe cupboards. Small loft hatch.

### Principal Bedroom 6.85m max x 3.78m >2.21m (22'5" max x 12'4" >7'3")

Incorporating dressing area and en-suite. Square bay leaded light double glazed window to rear. Radiator. Comprehensive range of built-in wardrobe cupboards. Radiator. Door to:

## En-Suite

Shower cubicle with glazed screen and door. Low flush w.c. Pedestal wash hand basin. Heated towel rail. Tiled walls. Double glazed frosted window.

### Bathroom 2.90m x 1.70m (9'6" x 5'6")

Wood panel enclosed bath. Low flush w.c. Vanity wash hand basin set in countertop with cupboards below. Radiator. Part tiled walls.

## Exterior

As previously mentioned the property enjoys a wide corner plot position with well tended front and rear gardens. There is an outside water tap and power points.

### Detached Double Tandem Garage 9.58m 3.40m (31'5" 11'1")

Secure gated access that sits to the rear of the property. Power and strip lighting connected. Loft storage. Up and over door. Personal door to garden. Electric wall heater.

### Timber Outbuilding 5.90m x 2.57m (19'4" x 8'5")

Currently used for storage and a potting shed, however could be converted and utilised for other things, such as a home office etc.

## Services

Mains services connected: Mains drainage, electricity and mains gas. Gas fired boiler for domestic hot water and radiators. Appliances untested. Majority double glazed windows throughout. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>











## MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 412600. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616

**Tenure:** Freehold

**Council Tax Band:** F

**Viewing Arrangements:**

Strictly by appointment

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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