

# Jonathan Hunt

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23 Ashbourne Road, Broxbourne, EN10 7DG

Asking Price £985,000

## 23 Ashbourne Road, Broxbourne, EN10 7DG

An impressive and beautifully extended four-bedroom detached family home, positioned at the end of a highly regarded and rarely available cul-de-sac, close to The Broxbourne School, local shops, parkland, and Broxbourne Railway Station. This outstanding property has been modernised throughout to a high specification and offers spacious, stylish, and immaculately presented accommodation, ideal for modern family living.

The ground floor features a generous lounge with double doors opening into a second reception room overlooking the rear garden and patio. A superb, refitted kitchen/diner boasts sleek finishes and integrated appliances, complemented by a separate utility room and a convenient downstairs WC. There is also internal access to the integral garage, which offers excellent potential for conversion (STPP).

Upstairs, there are four well-proportioned double bedrooms, including a stunning principal suite with a large dressing area. The luxurious family bathroom includes a bath and a separate walk-in shower.

Externally, the rear garden has been beautifully landscaped in a low-maintenance Mediterranean style, complete with a porcelain tiled patio and feature lighting—perfect for outdoor entertaining. The front of the property has been block-paved, providing ample off-street parking for several vehicles.

Ideally located within approximately 0.5 miles of Broxbourne School and Broxbourne Station (with fast services to London Liverpool Street), this exceptional home offers a rare opportunity to acquire a turnkey property in one of the area's most sought-after settings.



**ENTRANCE HALL**

Spacious entrance hall introducing a fantastic, high-specification family home

**LOUNGE 14'1" x 13'8" (4.31 x 4.17)**

The lounge features a charming fireplace, a bay window to the front aspect allowing plenty of natural light, and double doors opening into the dining room or second reception room—ideal for flexible family living.

**LOUNGE pic 2**

**DINING ROOM/ FAMILY ROOM 14'4" x 10'8" (4.39 x 3.26)**

A generous and versatile reception room, ideal for use as a dining area or family room, featuring double doors that open directly onto the rear garden.

**DINING ROOM/ FAMILY ROOM pic 2**

**KITCHEN 20'8" x 11'2" (6.31 x 3.41)**

A superb, refitted kitchen/diner showcasing sleek contemporary finishes and high-quality integrated appliances, complemented by a separate utility room for added convenience.

**KITCHEN pic 2**

**UTILITY ROOM**

Utility room fitted with wall and base units, providing ample space to house appliances and additional storage.

**DOWNSTAIRS W/C**

Practical ground floor WC, designed for convenience and ease of use.

**LANDING**

**PRINCIPLE BEDROOM 20'2" x 14'1" (6.15 x 4.30)**

The principal bedroom is situated at the front of the property and benefits from dual-aspect windows, ample fitted wardrobe space, and elegant hardwood flooring.

**PRINCIPLE BEDROOM pic 2**

**BEDROOM TWO 14'2" x 9'11" (4.33 x 3.04)**

A further double bedroom featuring hardwood flooring and generous built-in wardrobe space, offering both style and practicality.

**BATHROOM 13'9" x 9'10" (4.20 x 3.02)**

A luxurious, contemporary-style family bathroom featuring a walk-in shower, a separate bath, a grand fitted vanity unit with sink, and mirrored wall cabinets—offering both elegance and functionality.

**BATHROOM pic 2**

**BEDROOM THREE 14'5" x 11'4" (4.41 x 3.47)**

A bright and airy double bedroom, tastefully presented with neutral décor and flooring—offering a calm and versatile space

**BEDROOM THREE pic 2**

**W/C**

An additional WC conveniently located on the first floor, finished in the same stylish contemporary design as the luxury family bathroom.

**BEDROOM FOUR 11'2" x 10'0" (3.42 x 3.05)**

The fourth bedroom is a well-proportioned double, positioned at the rear of the property, offering a peaceful outlook

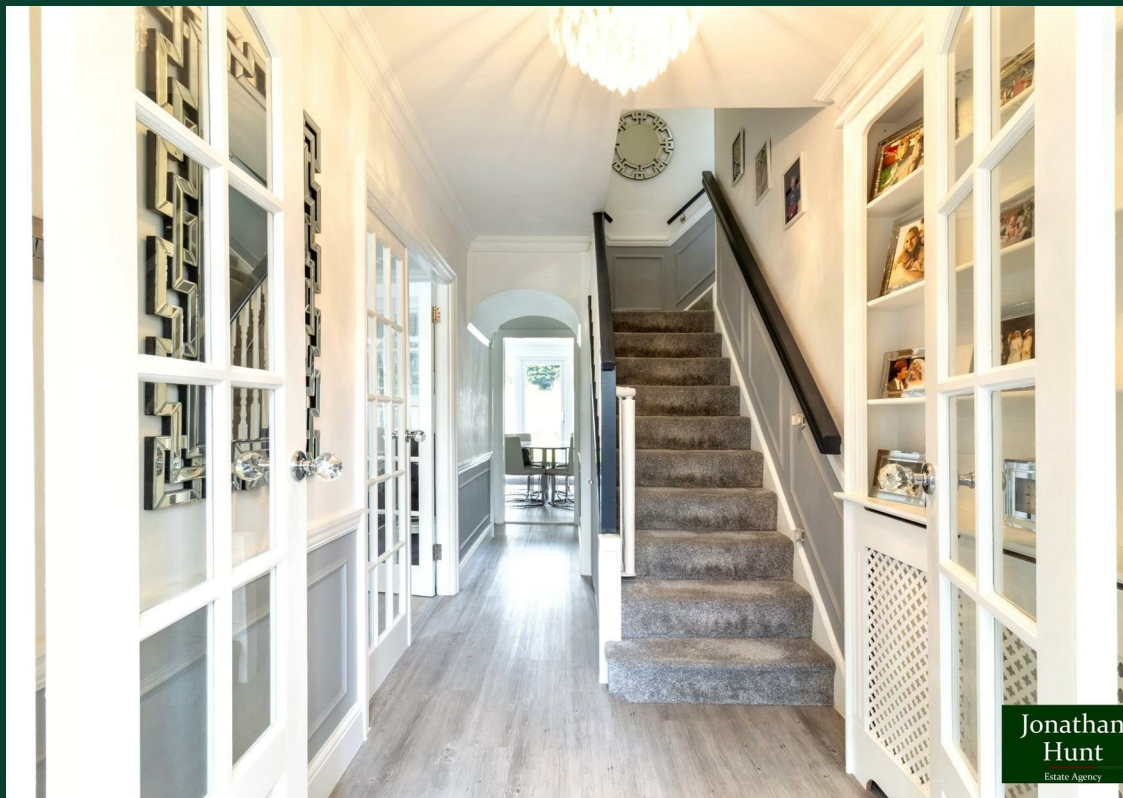
**GARAGE**

The garage provides excellent storage space and can be accessed both internally and externally. It is fully equipped with power and lighting, adding to its practicality.

**GARDEN**

The rear garden has been beautifully landscaped in a low-maintenance Mediterranean style, complete with a porcelain tiled patio and feature lighting—perfect for outdoor entertaining.

**GARDEN pic 2**



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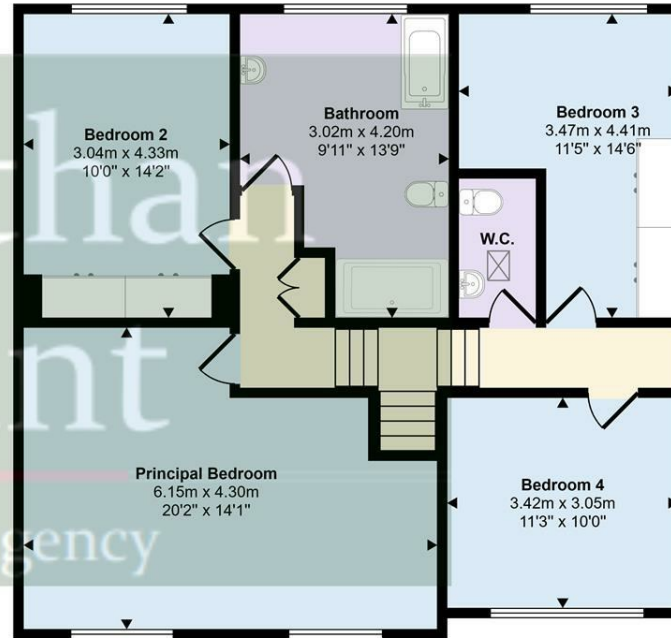
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Approx Gross Internal Area  
179 sq m / 1922 sq ft



First Floor  
Approx 86 sq m / 922 sq ft

Ground Floor  
Approx 93 sq m / 1000 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

