



PROPERTY DESCRIPTION

This seven-bedroom hidden gem, within the heart of one of the most sort after roads in Broxbourne, which has so much to offer, the accommodation is in excess of 4,200 sq ft



This outstanding property must not be missed, it is approached via private drive, with electric security gates, the property has so many fine features, impressive entrance hall, three reception rooms, stunning Kitchen/Breakfast Room/Snug area, utility room, seven bedrooms five with en-suites and dressing rooms, double glazed bi-folding doors and sash windows, the internal specification goes way beyond the standard with rainwater Harvest system, and heat and air purifying recovery ventilation system, under floor controlled heating throughout, beautiful south facing garden, double garage and driveway providing parking for numerous vehicles.

				
Living rooms 3	Bedrooms 7	Bathrooms 5	Car Park Yes	Area 6,019.17 sq ft

Local Authority: Broxbourne

Tenure: Freehold

TRANSPORT LINKS & JOURNEY TIMES

Broxbourne Train Station		0.9 miles
Rye House Train Station		2.6 miles



Reception hall

Large entrance hall, with under stairs storage cupboard, stairs up to first floor, recessed ceiling spotlights, tiled floor with under floor heating control.

Lounge

Bi-folding doors to rear aspect, overlooking rear garden, and two double glazed sash windows to side aspect, gas feature fireplace. recessed ceiling spotlights, TV point, carpet flooring, under floor heating control.

Breakfast room and Snug area

Bi-Folding doors to garden, TV point, recessed ceiling spotlights under floor heating control, tiled floor.



Kitchen / Day room

Bi-folding doors to rear aspect overlooking rear garden, to two double glazed sash windows side aspect, a large range of high gloss wall and base units, with quartz work tops and inset stainless steel sink and drainer, breakfast bar, and glass splash back, built in Siemens main oven, steam electric oven and microwave, coffee machine, plate warmer, siemens Induction hob, dish washer, wine cooler, large stainless steel fridge and freezer, surround sound system, TV point, recessed ceiling spotlights, under floor heating control, tiled floor.

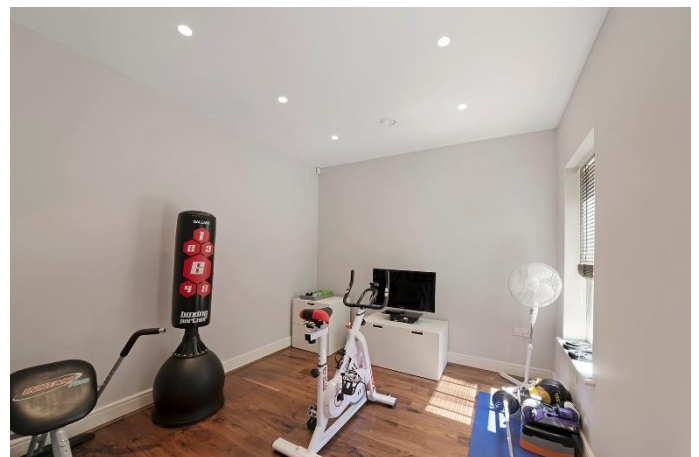


Utility room

Double glazed sash window to side aspect and door to garden and garage. range of high gloss wall and base units, with quartz work tops with inset stainless-steel sink, space for washing machine and tumble dryer, large storage cupboard housing boiler, recessed ceiling spotlights, under floor heating control tiled floor.

Study/Gym

Two double glazed sash windows to front aspect, recessed ceiling spotlights, wooden flooring, under floor heating control.





Master bedroom

Four double glazed sash windows to front aspect, and one double glazed sash windows to side aspect, beautiful, vaulted ceiling with feature beam surround sound system, two ceiling lights, under floor heating control, carpet floor.

En-suite

Double glazed sash window to side aspect Duravit and Grohe suite comprising panelled enclosed bath, his and hers vanity hand wash basin, low level W.C, panelled bath, large walk-in shower. chrome heated towel rail, storage cupboard, under floor heating control, fully tiled walls, and floor.



Bedroom two

Two double glazed sash windows to front aspect, walk-in dressing area, recessed ceiling spotlights, under floor heating control, carpet floor.

En-suite

Double glazed sash window to side aspect, Duravit Low level WC vanity hand wash hand basin, bath with shower and glass shower door, chrome heated towel rail, recessed ceiling spotlights, fully tiled floor and walls.

Bedroom three and four

Three double glazed sash windows to rear aspect, walk-in dressing area, recessed ceiling spotlights, under floor heating control, carpet floor.





Bedroom five

Double sash window to side aspect, recessed ceiling spotlights, under floor heating control carpet floor.

Bedroom six

Two Velux windows, fitted wardrobes, recessed ceiling spotlights, under floor heating control, carpet floor.

Bedroom seven

Two Velux windows, fitted wardrobe, recessed ceiling spotlights, under floor heating control, carpet floor.



Rear garden

Beautiful south facing rear garden with large, paved terrace, and steps leading to lawn area with mature shrub borders, outside tap and lighting, pedestrian side access to both sides.

Front garden

The property is accessed from Bass Lane via a secluded private drive. electric security gate leading to block paved driveway providing parking for numerous vehicles, with mature shrub borders, outside lighting, and access to double garage.



Approximate Gross Internal Area

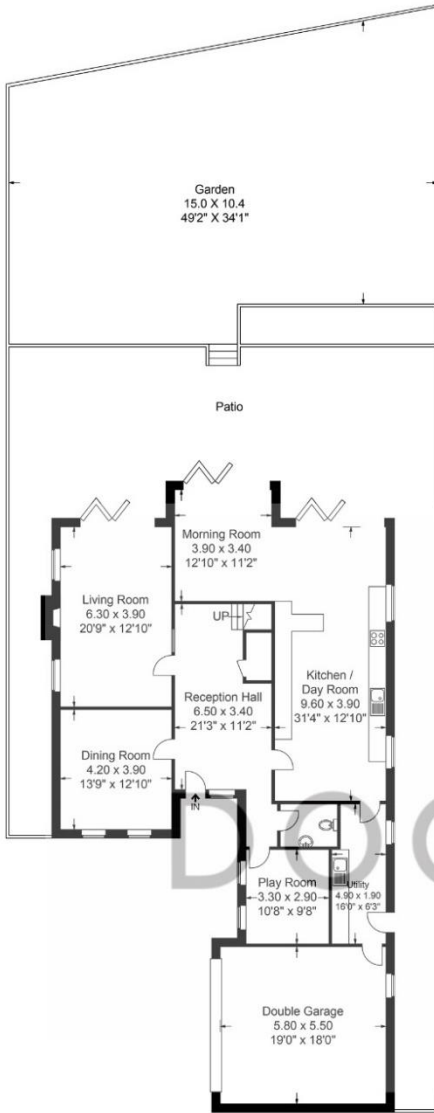
Garage Area = 31.9 sq m / 343.36 sq ft

Garden Area = 146.2 sq m / 1573.68 sq ft

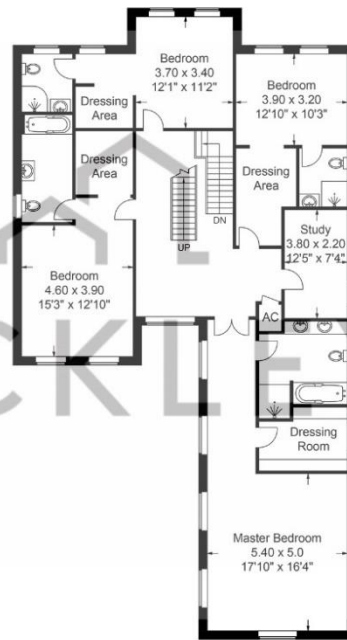
Floor Area = 381.1 sq m / 4102.12 sq ft

Total Area = 559.2 sq m / 6019.17 sq ft

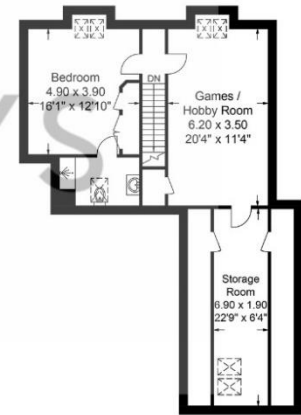
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Second Floor

The floor plan is not to scale and measurements and are as shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of measuring practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your inspection of the property.
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