



**St. Catherines Road, Broxbourne EN10 7LG**

**welcome to**

**St. Catherines Road, Broxbourne**

William H Brown are delighted to bring to the market this stunning, spacious and rarely available four double bedroom, semi detached family home situated in one of Broxbourne's most sought after roads. An internal viewing is simply a must!



**Accommodation Comprises Of:  
Entrance Porch**

Windows to front and side aspect, tiled floor.

**Entrance Hall**

Coat storage area, storage cupboard, engineered wood flooring, radiator.

**Shower Room**

Double glazed window to rear aspect, wc, part tiled walls, shower cubicle, vinyl flooring.

**Lounge**

19' 10" x 11' 11" ( 6.05m x 3.63m )

Double glazed window to side aspect, double glazed window to front aspect, two radiators, fireplace.

**Dining Room**

13' 10" x 12' 6" ( 4.22m x 3.81m )

Double glazed window to rear aspect, double glazed french door to rear aspect, radiator

**Kitchen / Diner**

17' 2" x 10' 10" ( 5.23m x 3.30m )

Double glazed window to rear aspect, double glazed window to side aspect, radiator, pantry, a range of wall and base units with quartz complimenting worktops, gas hob and extractor fan, integrated oven, integrated dishwasher, stainless steel sink unit, utility area off the diner part of the room.

**Landing**

Double glazed window to side aspect, engineered wood flooring, radiator.

**Bedroom 1**

20' 1" x 12' 2" ( 6.12m x 3.71m )

Double glazed window to front aspect, double glazed window to side aspect, two radiators.

**Bedroom 2**

13' 9" x 12' 6" ( 4.19m x 3.81m )

Double glazed window to rear aspect, radiator.

**Bedroom 3**

11' 5" x 11' 1" ( 3.48m x 3.38m )

Double glazed window to rear aspect, radiator.

**En-Suite**

Double glazed window to side aspect, shower cubicle, wash hand basin, wc, tiled floor, part tiled walls.

**Bedroom 4**

9' 4" x 8' 2" ( 2.84m x 2.49m )

Double glazed window to side aspect, radiator.

**Bathroom**

Double glazed window to side aspect, paneled bath, vinyl flooring, part tiled walls, wc, wash hand basin, heated towel radiator. There is also a wall mounted cupboard and also benefits from a salt based water softener

**Exterior  
Front Garden**

To the front of the property is a double garage, driveway.

**Rear Garden**

To the rear of the property is a side patio area, grass and sun trap areas



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welcome to

## St. Catherines Road, Broxbourne

- Four double bedrooms
- Semi detached
- Driveway and double garage
- Sought after Broxbourne location
- Character throughout and space in abundance with over 1,950sqft

Tenure: Freehold EPC Rating: E

offers in excess of

**£775,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BRX108458 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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