

# St. Catherines Road, Broxbourne EN10 7LD

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# welcome to

## St. Catherines Road, Broxbourne

William H Brown are delighted to bring to the market this substantial six bedroom, detached family home situated on one of Broxbourne's most premier roads - backing onto the New River. An internal viewing is a must!













#### Accommodation Comprises Of: Entrance Porch

Double glazed window to front aspect, radiator, tiled floor.

#### **Entrance Hall**

Double glazed window to front aspect, radiator, wood floor, storage cupboard, radiator.

#### Cloakroom

Part tiled walls, wood floor, wc, wash hand basin, radiator.

#### Study

19' x 18' 8" ( 5.79m x 5.69m ) Two double glazed windows to front aspect, laminate floor, two radiators.

#### Lounge

21' 11" x 12' 5" ( 6.68m x 3.78m ) Double glazed window to rear aspect, log burner, radiator.

#### **Dining Room**

16' 1" x 12' 5" ( 4.90m x 3.78m ) Two double glazed windows to rear aspect, french doors.

#### Kitchen

22' 6" x 10' 1" ( 6.86m x 3.07m )

Double glazed window to rear aspect, double glazed window to side aspect, double glazed door to rear aspect, tiled floor, a range of wall and base units with complimenting worktops, space for fridge freezer, integrated oven, integrated microwave, plumbing for washing machine.

### **Utility Room**

6' 1" x 5' 6" ( $1.85m \times 1.68m$ ) A range of wall and base units with complimenting worktops, sink unit, tiled floor, space for washing machine.

## Bedroom 1

18' 7" x 9' 1" ( 5.66m x 2.77m )

Double glazed window to rear aspect, wood flooring, fitted wardrobe.

## **En-Suite**

Double glazed window to front aspect, part tiled walls, wc, wash hand basin, chrome heated radiator,

#### Bedroom 2

12' 6" x 10' 6" ( 3.81m x 3.20m ) Double glazed window to front aspect, storage cupboard, radiator.

#### Bedroom 3

12' 8" x 11' 9" (  $3.86m\ x\ 3.58m$  ) Double glazed window to rear aspect, radiator, fitted wardrobe.

### Bedroom 4

22' 1" x 8' 8" (6.73m x 2.64m ) Two double glazed windows to rear aspect, laminate floor, radiator

#### **En-Suite**

wc, storage cupboard, wet room, stand alone bath.

#### **Bedroom 5**

11' 8" x 11' 3" ( 3.56m x 3.43m ) Double glazed window to front aspect, laminate floor, radiator, storage cupboard.

#### Wc

Radiator, wc, wash hand basin.

### Bedroom 6

18' 7" x 10' (  $5.66m\ x\ 3.05m$  ) Double glazed window to front aspect, radiator, fitted wardrobe.

#### En-Suite

Walk in shower, double glazed window to side aspect, tiled floor, wc.

#### Exterior

**Front Garden** To the front of the property is a integrated garage.



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## **Rear Garden**

To the rear of the property is a patio and lawn area, shed, side access to the rear of the property.



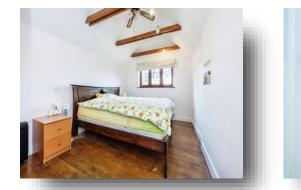
## welcome to

# St. Catherines Road, Broxbourne

- Substantial detached family home
- Six bedrooms
- Three en-suites and a family bathroom
- Driveway and garage
- Stunning garden backing onto the New River

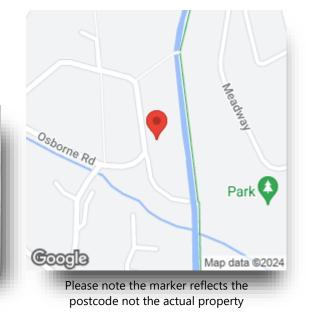
Tenure: Freehold EPC Rating: C

# £1,400,000









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