

St. Catherines Road, Broxbourne EN10 7LD

Not for marketing purposes INTERNAL USE ONLY

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.



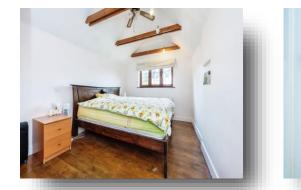
welcome to

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

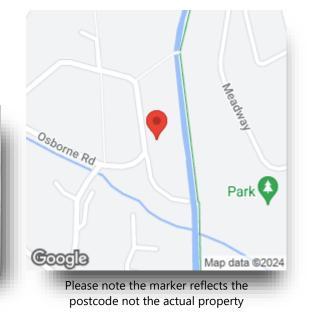
Tenure: Freehold EPC Rating: C

£1,400,000









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Property Ref: BRX108101 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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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