



St. Catherines Road, Broxbourne EN10 7LD

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 x 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.

Rear Garden

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



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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



Please note the marker reflects the postcode not the actual property

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Property Ref:
BRX108101 - 0002

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