









welcome to

St. Catherines Road, Broxbourne

Open Day - Sat 3rd May 12-2pm - viewing by appointment only. William H Brown are extremely excited to bring to the market this absolutely stunning and substantial six bedroom semi detached family home which is situated on one of Broxbourne's most premium roads. Viewing this one off home is a must!













Accommodation Comprises Of: Entrance Porch

Single glazed window to side aspect, tiled floor, radiator, access to entrance hall and lounge

Entrance Hall

Tiled floor, stairs to first floor and entrance to cellar, side access to the garden and underfloor heating.

Shower Room

Walk in shower with rain shower head over, tiled floor, WC, fan, wash hand basin, underfloor heating and a heated towel radiator

Cloakroom

3' 10" x 3' 7" (1.17m x 1.09m)

Perfect for hanging coats and storing shoes, tiled floor with underfloor heating and a cat flap

Lounge

17' 9" x 17' 4" (5.41m x 5.28m)

Single glazed bay window to front aspect, oak flooring, fireplace, underfloor heating

Dining Room

16' 10" x 12' 4" (5.13m x 3.76m)

Single glazed window to front and rear aspect, fireplace, oak flooring, underfloor heating, two original cast iron radiators.

Kitchen & Snug

24' 4" x 13' 11" (7.42m x 4.24m)

Single glazed window to side aspect, two triple glazed windows to side aspect, bi-fold double doors & roof lantern, a range of wall and base units with complimenting quartz worktops, quartz splash back, tiled floor, underfloor heating, space for range cooker, two integrated dishwashers, integrated fridge, freezer & wine cooler. There is also a huge island with quartz worktop and a walk in pantry with further worktops, a sink with a top of the range tap providing sparkling and chilled water.

Landing

Upon the first floor, there is a laundry room housing

a washing machine and a tumble dryer

Master Suite Master Bedroom

17' 9" x 17' 7" (5.41m x 5.36m)

Single glazed window to front aspect, two radiators.

En-Suite

Tile enclosed bath, tiled floor, part tiled walls, double glazed window to side aspect, WC, radiator, bath with dual head shower

Dressing Room (opt 7th bed)

14' 3" x 7' 3" (4.34m x 2.21m)

Fitted wardrobe, fireplace, single glazed window to rear aspect, radiator.

Bedroom 2

17' 11" x 11' 11" (5.46m x 3.63m)

Single glazed window to rear aspect, single glazed window to front aspect, radiator.

Bedroom 3

12' 1" x 8' 4" (3.68m x 2.54m) Velux window, radiator.

Bathroom

Single glazed window to front aspect with fitted shutter blinds, sky light with freestanding bath tiled floor, radiator, walk in shower with high tech rain shower and body jets, double sink unit with quartz tops and floating WC.

Bedroom 4

15' 5" x 13' 6" (4.70m x 4.11m)

Single glazed window to rear aspect, single glazed window to front aspect, two radiators.

Bedroom 5

12' 10" x 12' 4" (3.91m x 3.76m) Single glazed window to front aspect, fireplace,

radiator and eaves storage

Bedroom 6

11' 6" x 9' (3.51m x 2.74m)

Single glazed window to side aspect, fireplace, storage cupboard, radiator.

Wc

WC, wash hand basin, part tiled walls.

Exterior Front Garden

To the front of the property is a carraige driveway able to accomdates multiple vehicles which leads to a garage at the side

Rear Garden

To the rear of the property is a recently landscaped garden including a new patio area and lawn. The property has side access and a recently installed water feature running through the garden.





welcome to

St. Catherines Road, Broxbourne

- Turnkey home having undergone eight years of restoration and renovation featuring simply stunning interior throughout
- 6 (potentially 7) bedrooms
- Semi detached
- Sought after location
- Close to Broxbourne schools and train station

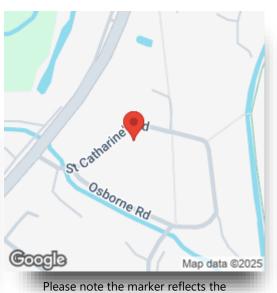
Tenure: Freehold EPC Rating: Awaited

£1,450,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/BRX109121



Property Ref: BRX109121 - 0003 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.





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