



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



**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 carriage driveway able to accomodate 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.



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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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BRX109121 - 0003

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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.



william h brown



**01992 464174**



[Broxbourne@williamhbrown.co.uk](mailto:Broxbourne@williamhbrown.co.uk)



47 High Road, BROXBOURNE, Hertfordshire,  
EN10 7HX



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**