



ABBOTTS MEAD



## Carneles Green, Broxbourne, EN10

This expansive and adaptable family house covers over 4,500 sq ft (421sq m) across two floors, offering a south-facing garden with stunning countryside views. The ground floor features a reception room, kitchen, dining room, snug, games room, cinema room, shower room/WC, and a double garage currently used as a gym. On the first floor, the house is configured with a spacious principal suite that includes a bedroom, bathroom, dressing area, and an additional room used as a walk-in wardrobe. There is also a guest bedroom with en suite shower room, office/further bedroom, and bathroom. Previously, the first floor hosted four bedrooms, with a fifth bedroom located on the ground floor. There is an exceptional amount of storage space throughout.













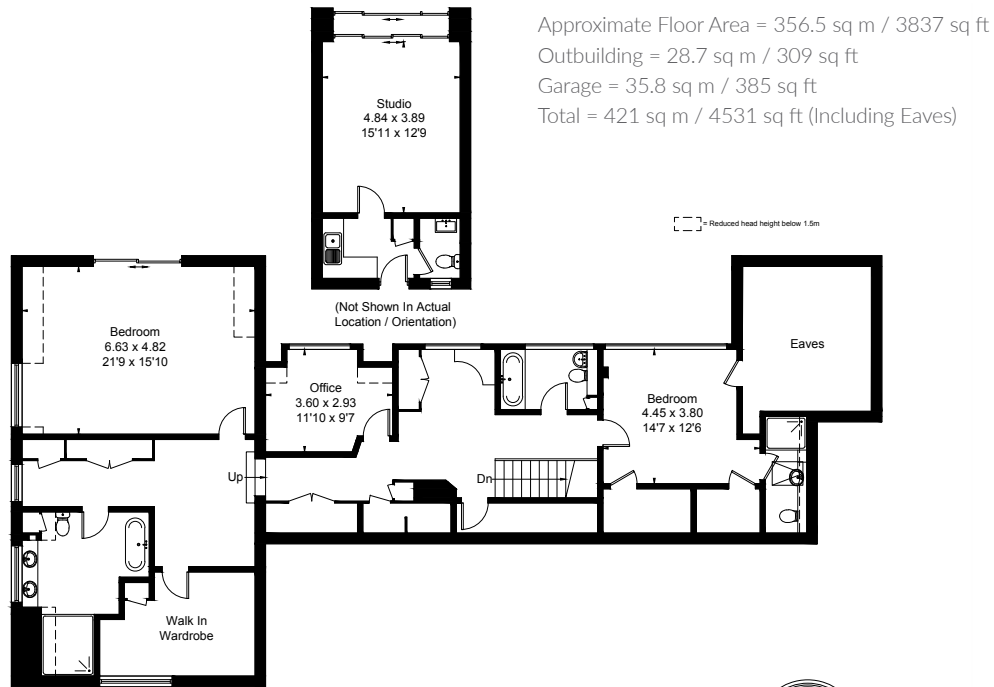




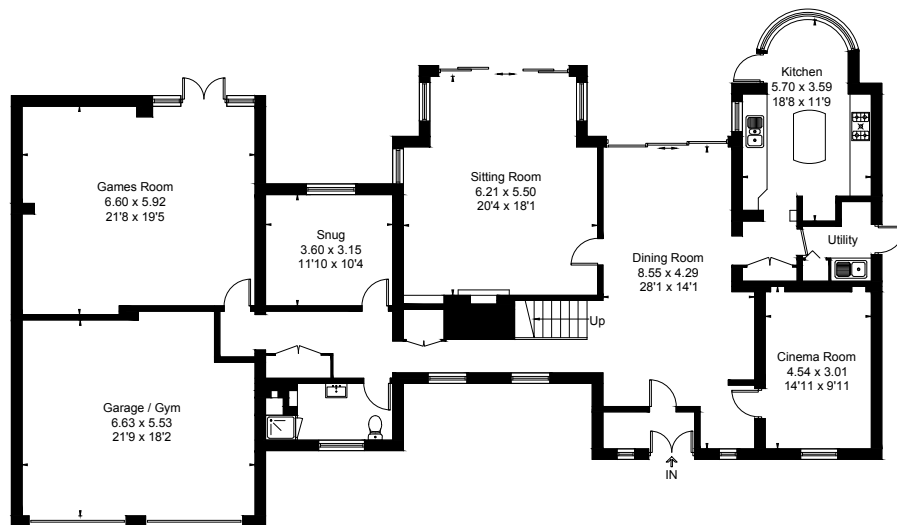




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First Floor



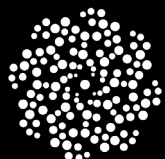
Ground Floor



A separate studio, currently used as a soundproofed music studio, is situated in the garden. A versatile space with kitchenette and WC.

Located along the charming Church Lane in Broxbourne, this property is approached via a circular gated driveway with ample parking for multiple cars. It offers excellent access to London, with convenient road links via the A10 and M25, as well as nearby rail connections from both Broxbourne and Cheshunt train stations.





**MOUNTGRANGE**  
PRIVATE OFFICE

27 Kensington Park Road, London W11 2EU

[liz@mountgrangeheritage.co.uk](mailto:liz@mountgrangeheritage.co.uk)

[teresa@mountgrangeheritage.co.uk](mailto:teresa@mountgrangeheritage.co.uk)

[julia@mountgrangeheritage.co.uk](mailto:julia@mountgrangeheritage.co.uk)