



Sutton Close | Broxbourne | EN10 7NY

A spacious five-bedroom detached family home within a highly sought after location, occupying a secluded plot and benefitting from a large "In and Out" driveway. The irregular shaped garden plot offers a secluded garden to the side of the property that could be utilized as a children's play area or an area to sustain the 'good life' by transforming into a vegetable plot or just enjoy as extra garden area.

The accommodation comprises of an entrance porch that leads into the hallway, with a modern oak and glass balustraded staircase, a modern cloakroom, living room with a fireplace and a deep oriel bay window to the front and double doors leading to the kitchen/dining family room. The kitchen has been fitted with a modern range of base and wall units with a peninsular breakfast bar for casual dining. At the far end is a dining area that looks out through the bifold doors onto the rear garden. The second living room also has access to the rear garden and there is a study office with a bay fronted window to the front. There is a large utility/laundry room.

Upstairs the property has a large principal bedroom suite with a range of wardrobes and a rather useful shoe closet and access to the en-suite bath/ shower room that has been tastefully fitted. The second bedroom has a door leading to a large balcony with a roof top view over Broxbourne. There are also two other double bedrooms and a single bedroom which is presently being used as a dressing room. A modern shower room finishes off the first-floor accommodation.

The house benefits from gas central heating, mains drainage and a secluded West facing garden. A large double garage/workshop allows you to park your car and store your bikes out of sight. To help with the running costs of the property the owners have installed solar panels.

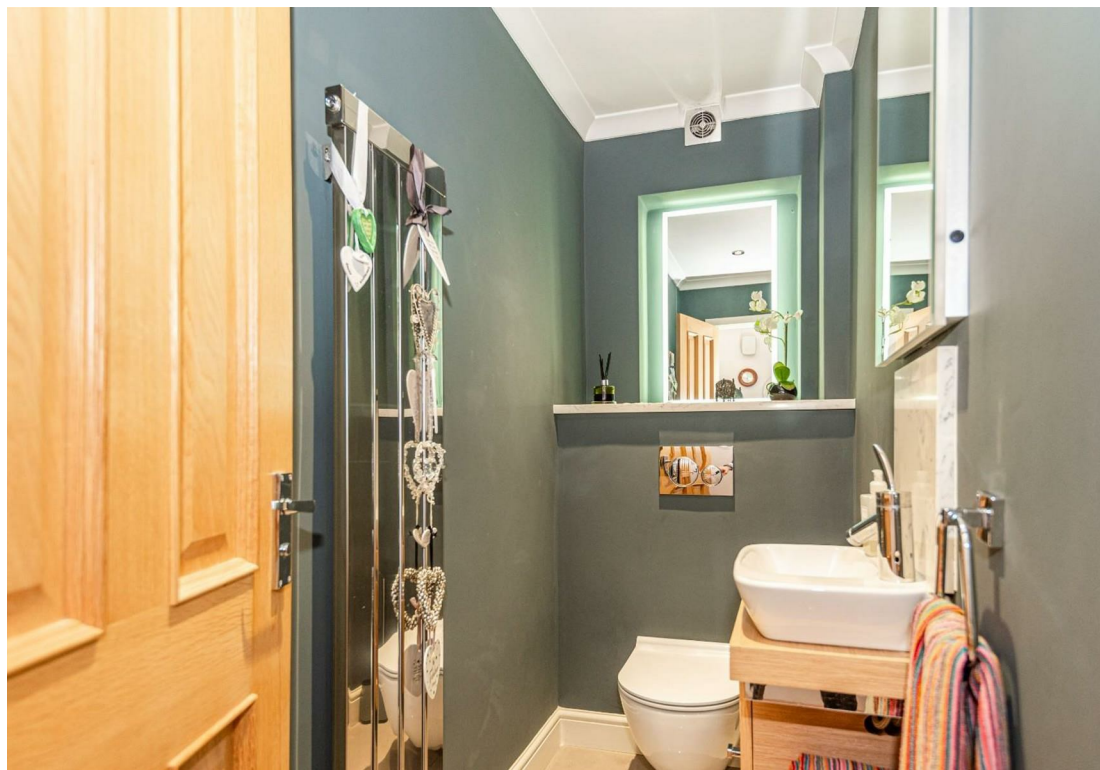
The property is a short walk from Broxbourne BR Station, providing the commuter with fast links to London with its fast and frequent services to London Liverpool Street Station or to get to Stanstead Airport for a business trip or overseas holiday.

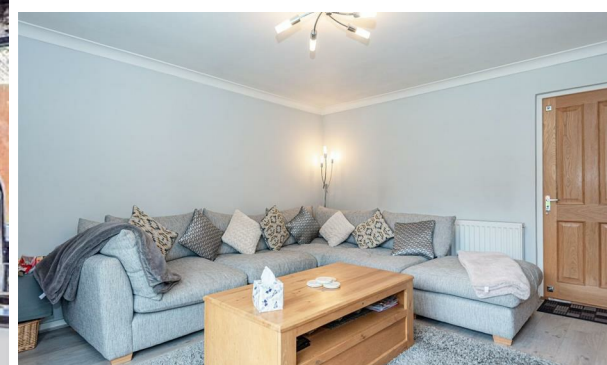
Nearest Stations

* Broxbourne (0.6 mi): * Rye House (1.9 mi): St. Margarets (Herts) (2.9 mi):





(Distances are in a straight-line measurement from the centre of the postcode)

- 5 Bedroom Detached
- Principle Bedroom Suite
- West Facing Garden
- 4 Reception Rooms
- In & Out Driveway
- Popular Location
- Large Kitchen Breakfast Area
- 1/8th of An Acre Plot
- Close To Broxbourne BR Station





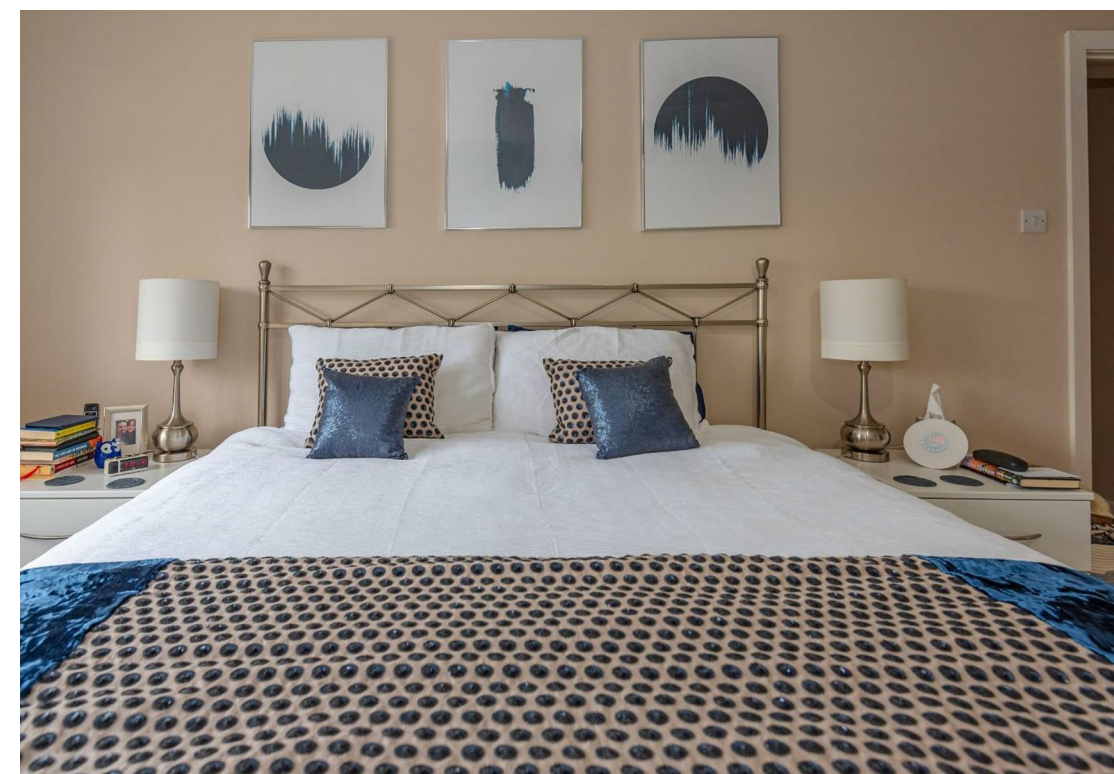
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  4
  B

Tenure: Freehold
 Council: Broxbourne Borough Council
 Tax Band: G













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