







Sutton Close | Broxbourne | EN10 7NY

Nestled in the serene Sutton Close of Broxbourne, this stunning detached house is a true gem waiting to be discovered. Boasting 4 reception rooms, 4 bedroom suites, and 3 bathrooms, this property offers ample space for comfortable living.

Built in the late 1960s, this home exudes charm and character, with a modern touch that is sure to impress. The spacious ground floor features a large reception hall, a cosy living room, an elegant dining room, a versatile study/gym, and a state-of-the-art kitchen/breakfast room fitted with top-of-the-line Neff appliances. Additionally, a utility room and a generous family/games room with bifold doors and skylight windows complete this level, offering a perfect blend of functionality and style.

Venture upstairs to discover 4 double bedroom suites, each offering its own unique charm. The master suite boasts a balcony, a dressing room, and an en-suite bath/shower room, while the other bedrooms enjoy en-suite facilities as well, ensuring privacy and comfort for all residents.

Outside, the property truly shines with a large driveway providing parking for up to 6 vehicles, leading to a spacious double garage. The rear garden is a tranquil oasis, featuring a large patio, a lush lawned area, and super arrangement of outbuildings. A detached bar with an alpine feel, perfect for entertaining guests or enjoying peaceful evenings. A covered seating area with a fire pit allows for year-round outdoor enjoyment, while a large detached store/workshop offers endless possibilities for hobbies or a home office.

Located in a quiet cul-de-sac within walking distance of Broxbourne school, the Broxbourne train station, local shops, and picturesque countryside walks, this property offers the best of both worlds - convenience and tranquillity. Don't miss the opportunity to make this exceptional property your new home!

Services Connected

Mains Water, Gas, Electricity and Drainage

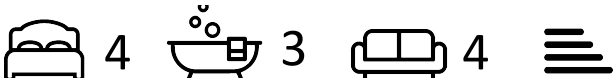
The property is not in a conservation area and has not flooded in the last 5 years

- Extended Detached House
- 4 Double Bedroom Suites
- 4 Reception Rooms
- 3 Bathrooms & Cloakroom
- Workshop / Shed
- Gas Central Heating
- Garden Bar
- Stunning Kitchen/Breakfast Room
- Double Garage





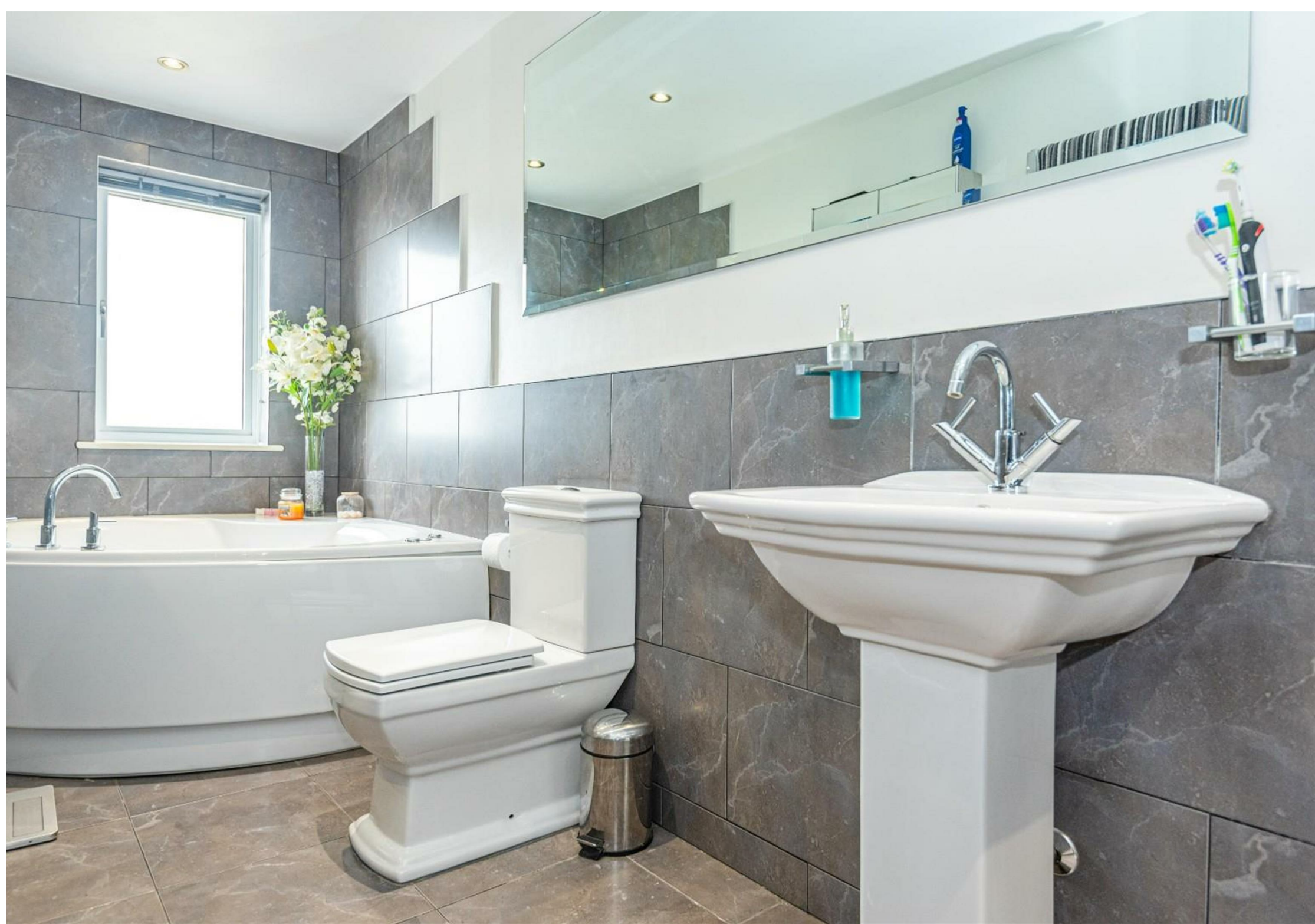
Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.



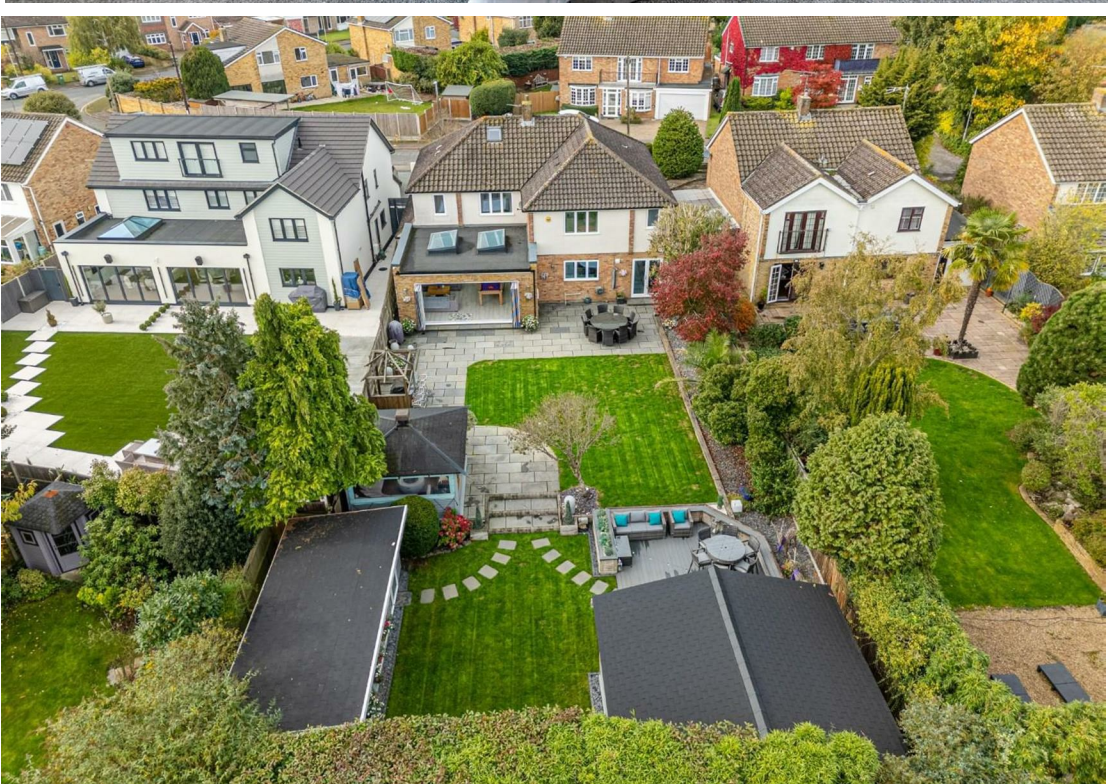
Tenure: Freehold
Council: Broxbourne Borough
Tax Band: G





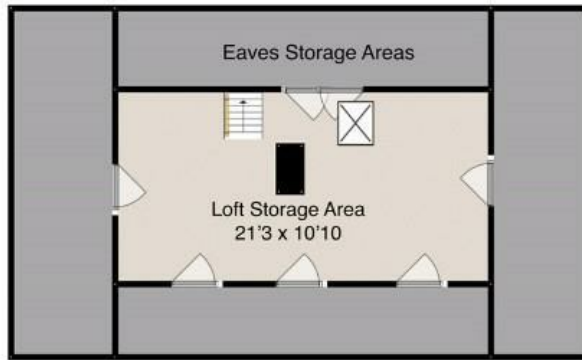




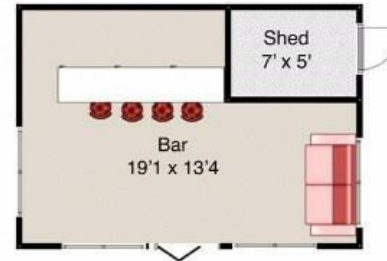




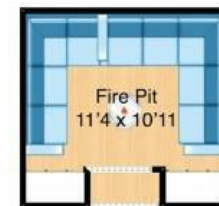
Sutton Close, Broxbourne



Denotes skylight / velux windows



Loft Area.	230	Bar & Shed.	256
First Floor	1136	Workshop/Shed	224
Ground Floor & garage	1802	Fire Pit.	124
Total Approx. Sq ft	3168		





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