



FINE & COUNTRY

St. Catherines Road | Broxbourne | EN10 7LD | £1,150,000





St. Catherines Road | Broxbourne | EN10 7LD

Nestled in the heart of Broxbourne on St. Catherines Road, this exquisite semi-detached Victorian house offers a splendid blend of classic charm and modern convenience. Originally part of a larger detached residence, this property has been thoughtfully transformed into a spacious home featuring four bedrooms, currently configured as three generous double bedrooms, with the potential for an annex-style bedroom on the ground floor.

As you step inside, you are greeted by an air of elegance, highlighted by high ceilings, a charming fireplace, and large windows that flood the living room with natural light. The downstairs shower room and cloakroom exude a stylish nod to a bygone era, complemented by contemporary fixtures.

The heart of the home is undoubtedly the expansive John Ladbury fitted kitchen dining family room, which boasts bifold doors that seamlessly connect to the garden, creating an ideal space for entertaining with fitted appliances to include a boiling water tap. The feature vaulted ceiling, adorned with two skylights, enhances the sense of space, while the breakfast bar invites casual dining. A utility room and study add to the practicality of this well-designed layout.

Upstairs, a spacious landing leads to three double bedrooms and a modern shower room, ensuring ample accommodation for family and guests. The rear garden is a true sanctuary, featuring an extensive composite decked patio, a manicured lawn, and hedged borders. At the bottom of the garden, a detached modern garden room serves as a versatile retreat, perfect for an office or a peaceful viewing platform to admire the property's rear elevation.

The front of the house offers a private driveway with space for four vehicles, including an outside electric point. Additionally, a scenic riverside walk provides a quick route to Broxbourne Station, where you can enjoy a swift 25-minute journey to London's Liverpool Street Station. With Stansted Airport also accessible via the same line, this property is ideally situated for both commuting and leisure.

This truly unique home was formerly part of a detached home that was split into two dissimilar semi detached homes in the late 1950's. The property has a flying freehold from the neighbouring house.

Services connected to this property include mains gas, water, drainage and electricity. The property has not flooded in the last 5 years and is in a conservation area.

- Individual Character Home
- 3/ 4 Bedrooms
- Detached Garden Room
- 2 Shower Rooms
- Kitchen/Family/Dining Room
- Gas Central Heating
- Utility Room
- Walking Distance of Station
- Backing onto "New River"





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







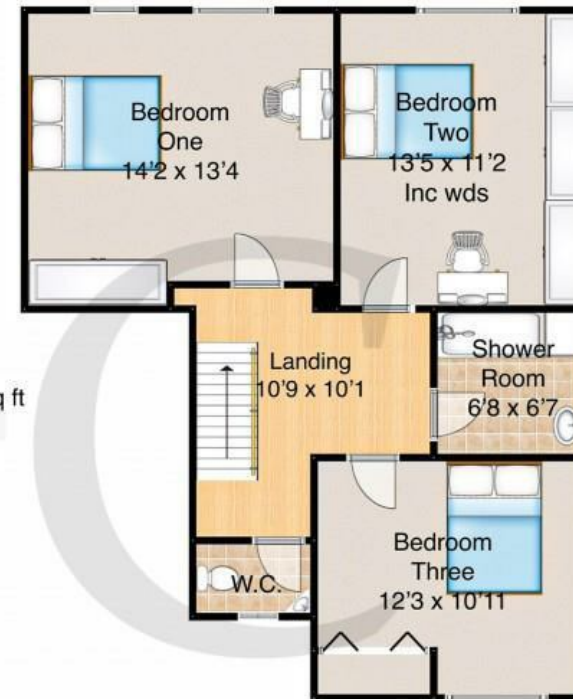




St. Catherines Road
Broxbourne



Total Approx. Sq Ft 1862 sq ft
Houseand Garage
Garden Room 213 sq ft
Total 2075 sq ft



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Fine & Country Cheshunt

1 High Street
Cheshunt
Hertfordshire EN8 0TA
Tel: 01992 631314
cheshunt@fineandcountry.com
www.fineandcountry.co.uk

Fine & Country Hoddesdon

37 High Street
Hoddesdon
Hertfordshire EN11 8TA
Tel: 01992 449 500
hoddesdon@fineandcountry.com
www.fineandcountry.co.uk