







St. Catharines Road | Broxbourne | EN10 7LD

Nestled on the charming St. Catharines Road in Broxbourne, this exquisite Victorian detached house, built in 1887, offers a splendid blend of classic elegance and modern convenience and is set in a conservation area. With a generous layout, the property boasts four reception areas, providing ample space for both relaxation and entertaining. The living room, snug, office, and dining room create a versatile environment, perfect for family gatherings or quiet evenings at home.

The heart of the home is the kitchen/breakfast room, which flows seamlessly into the utility area, ensuring practicality for everyday living. The first floor features a principal bedroom suite complete with a dressing area and en-suite shower room, offering a private retreat. Additionally, there are two further bedrooms and a family bathroom, making this home ideal for families.

Outside, the property is equally impressive. A gated front driveway provides parking and access to the single garage which is accessible off of the kitchen and could be converted (subject to planning) into additional living space/a bedroom. A detached tandem double garage and driveway at the rear of the property offer further storage options. The rear garden is a delightful space, complemented by an outbuilding, perfect for hobbies or additional storage. The gated rear driveway adds an extra layer of convenience and security.

This remarkable home combines the charm of its Victorian heritage with the practicality required for modern living. With its spacious interiors and extensive outdoor space, it presents an exceptional opportunity for those looking to settle in a highly desirable sought after location.

St Catharines Road is a highly desirable area and benefits from a number of unique individual homes. The location allows for a short walk to Broxbourne Railway Station that offers a fast and frequent railway service to Tottenham Hale Station (Victoria Underground Line) or to London Liverpool Street Station or Stratford International. At peak times you can often get to Liverpool Street in less than 30 minutes.

The walk to the station can be a pleasant walk alongside the New River Path, that can also take you north to Hoddesdon Town Centre; where there are additional restaurants, shops and banks, above those in Broxbourne.

Broxbourne is very lucky to have highly regarded schooling for children of all ages. Sports facilities include a Tennis Club, Cricket Club, Squash and Hockey Club. Broxbourne also boasts the Hertfordshire Zoo, Broxbourne Sailing Club, The Hertfordshire Golf and Country Club as well as access to the Lea Valley Regional Park.

Services : The property is connected to Gas (gas central heating to radiators), mains water, mains sewage and mains electricity.

- Character Detached House
- Kitchen/ Breakfast Room
- Two Driveways
- 3 Bedrooms
- 2 Bathrooms & a Cloakroom
- Chain Free Sale
- 4 Reception Areas
- Single and Double Garage
- Short Walk of the Station





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.

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Tenure: Freehold
Council: Broxbourne
Tax Band: F











St.Catharines Road, Broxbourne



Total Approx House in Sq ft. 1597
 Total Approx Single Garage. 183
 Total Approx Double Garage. 360
 Outbuilding. 162
 Overall Total Approx Sq Ft. 2302

This floor plan is for guidance only and may not be accurate. Fine and Country have added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Fine and Country Hoddesdon



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