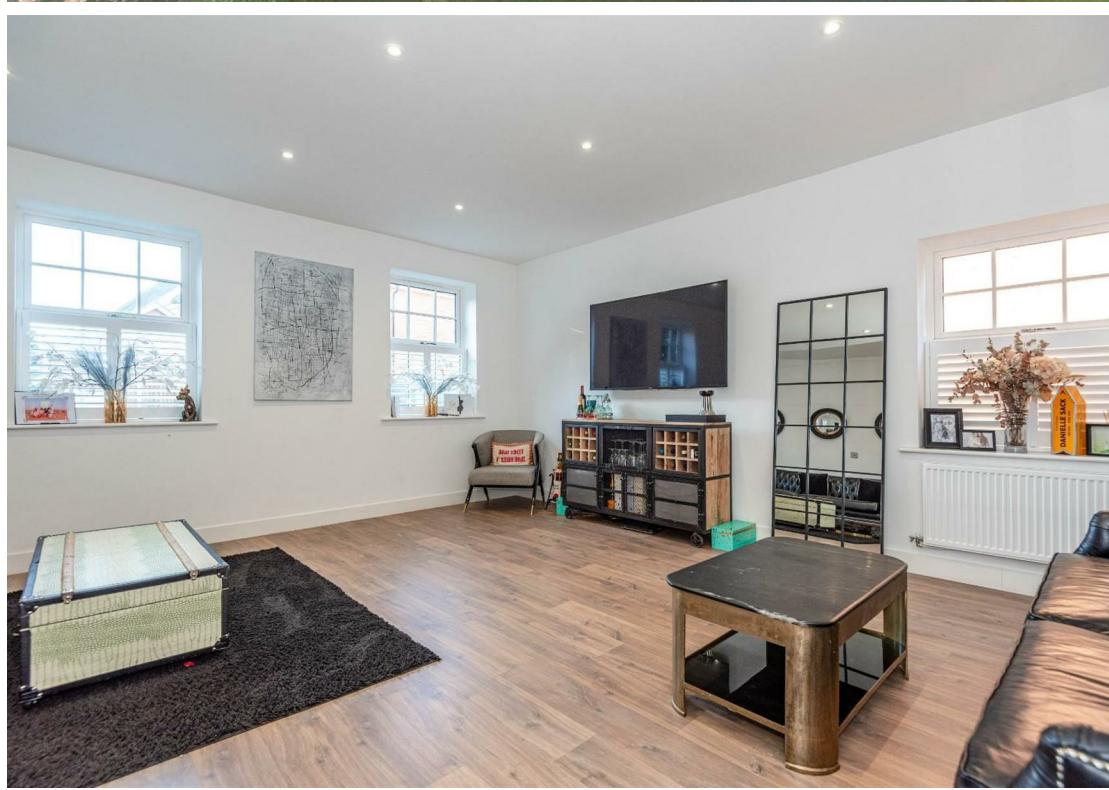
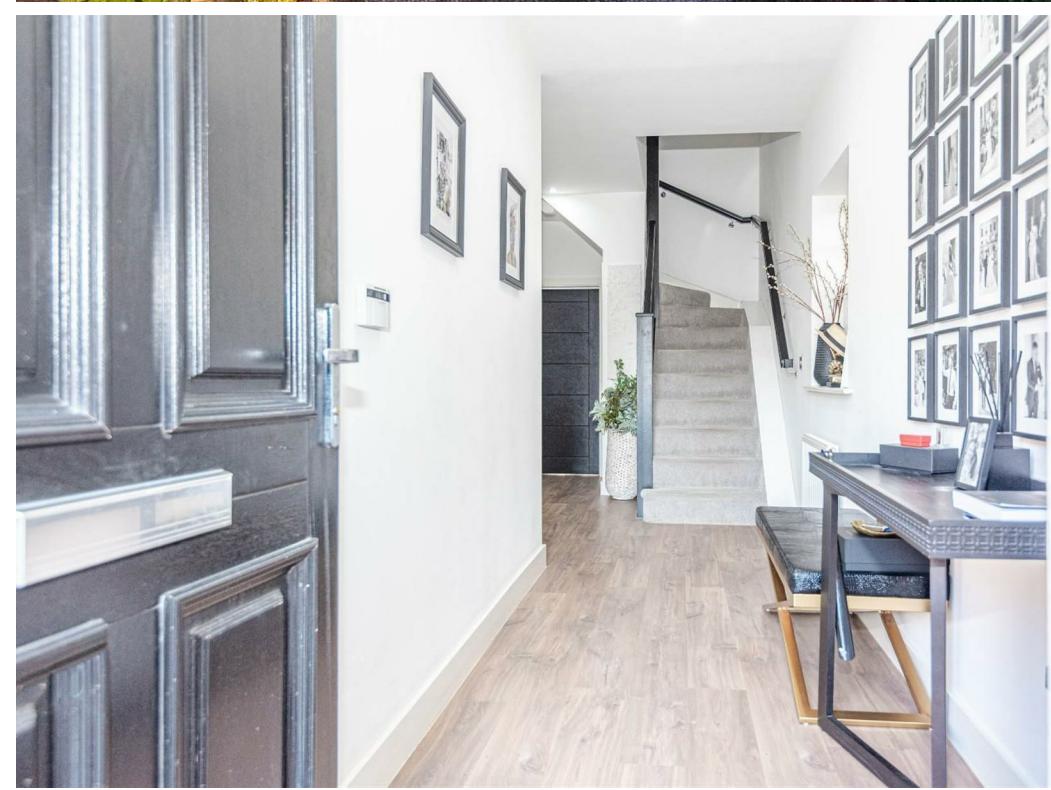




FINE & COUNTRY

Eaton Gardens | Broxbourne | EN10 6SA |





# Eaton Gardens | Broxbourne | EN10 6SA

Price £1,000,000 - £1,050,000. Nestled in the desirable Eaton Gardens, Broxbourne, this truly magnificent five-bedroom detached family home is a remarkable find. Built less than five years ago, this exceptional property spans three floors and offers approximately 2,338sq ft (+ garage and Dining Area) of immaculately presented living space.

The accommodation is thoughtfully designed, featuring five spacious double bedrooms, two of which benefit from en-suite bathrooms, alongside a well-appointed family bathroom. The principal suite on the top floor also benefits from a dressing area and a walk in wardrobe room that could also be used as a cot bedroom.

The heart of the home is undoubtedly the open-plan kitchen/ breakfast dining area, perfect for family gatherings and entertaining. The kitchen has fitted appliances with an island breakfast bar, boiling water tap. Additionally, a large separate living room provides a comfortable space for relaxation, while a convenient ground-floor W/C and a utility room enhance the practicality of this splendid residence.

Set on one of the larger plots within the development, this family home boasts off-street parking for multiple vehicles, a detached large garage, and a well-sized private rear garden, ideal for outdoor activities and family enjoyment., possibly the best in the road. A new addition to the garden is a covered alfresco dining/ outdoor kitchen in this easy maintenance oasis.

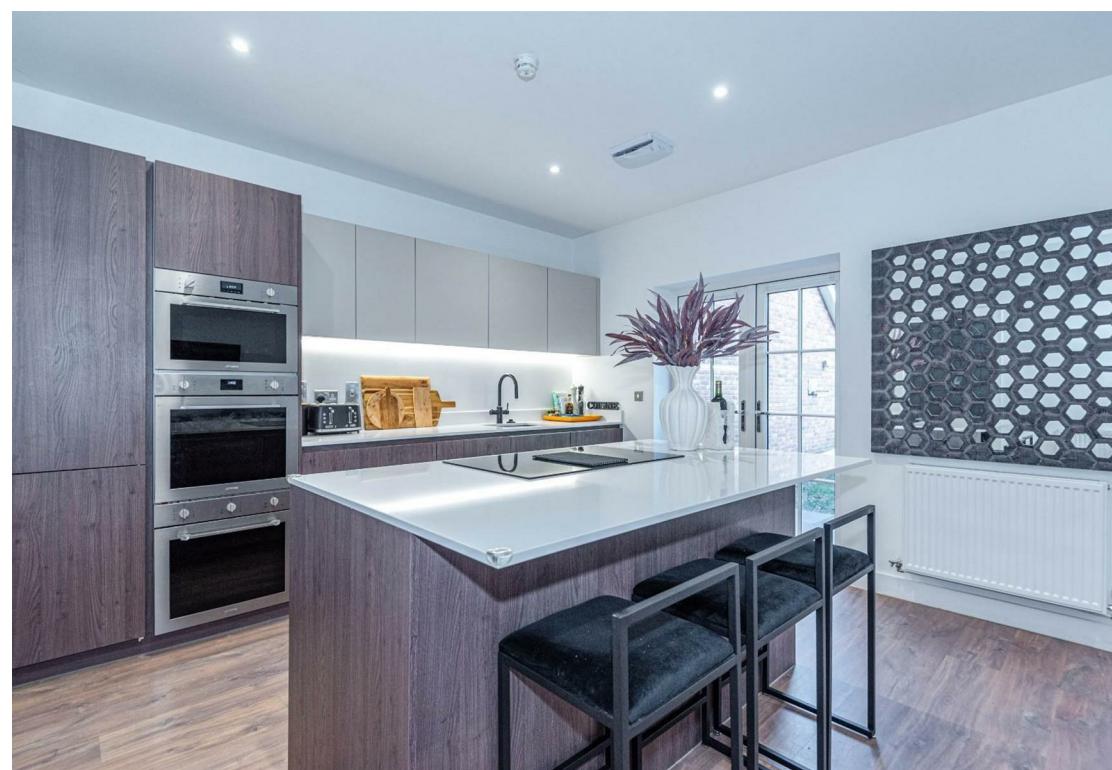
The property is perfectly positioned in a sought-after cul-de-sac, within the catchment area of the highly regarded Broxbourne School, and is just a short walk from Broxbourne Railway Station, making it an excellent choice for commuters. Broxbourne station offers a fast and frequent service to Liverpool street with a transit time of approximately 25 minutes at peak times.

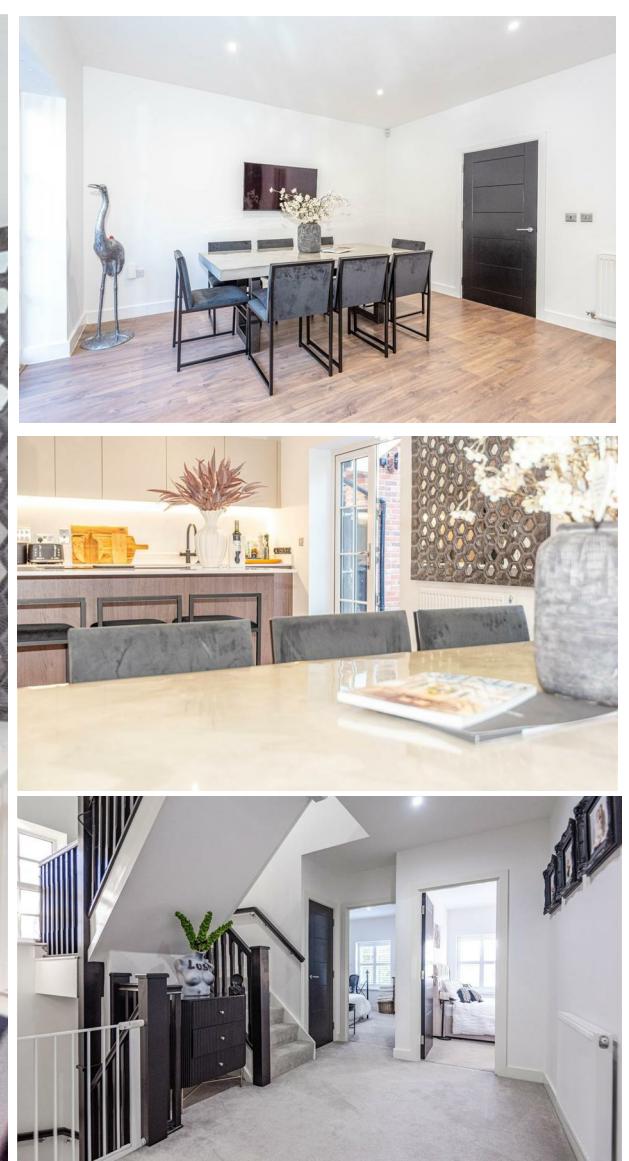
We highly recommend an internal viewing to fully appreciate the versatility and potential of this home, including the possibility for further extension, subject to planning permission. This property is not just a house; it is a wonderful family home waiting to be cherished.

The property has a highly rated Energy Performance certificate rating that provides for lower heating and electrical costs for any buyer. The ground floor rooms have impressive 8'9 ceiling heights that adds to the quality feel of this home.

All mains services connected. A £200 per annum Development Management fee.

- Detached House Built in 2020
- 18'1 x 18' Living Room
- Approximately 2338 Sq Ft Accommodation
- 5 Double Bedrooms
- Parking for 7/8 Cars + Garage
- Walking Distance of Station
- 3 Bathrooms and Cloakroom
- Stunning Kitchen/Dining Room
- Walking Distance of Broxbourne School

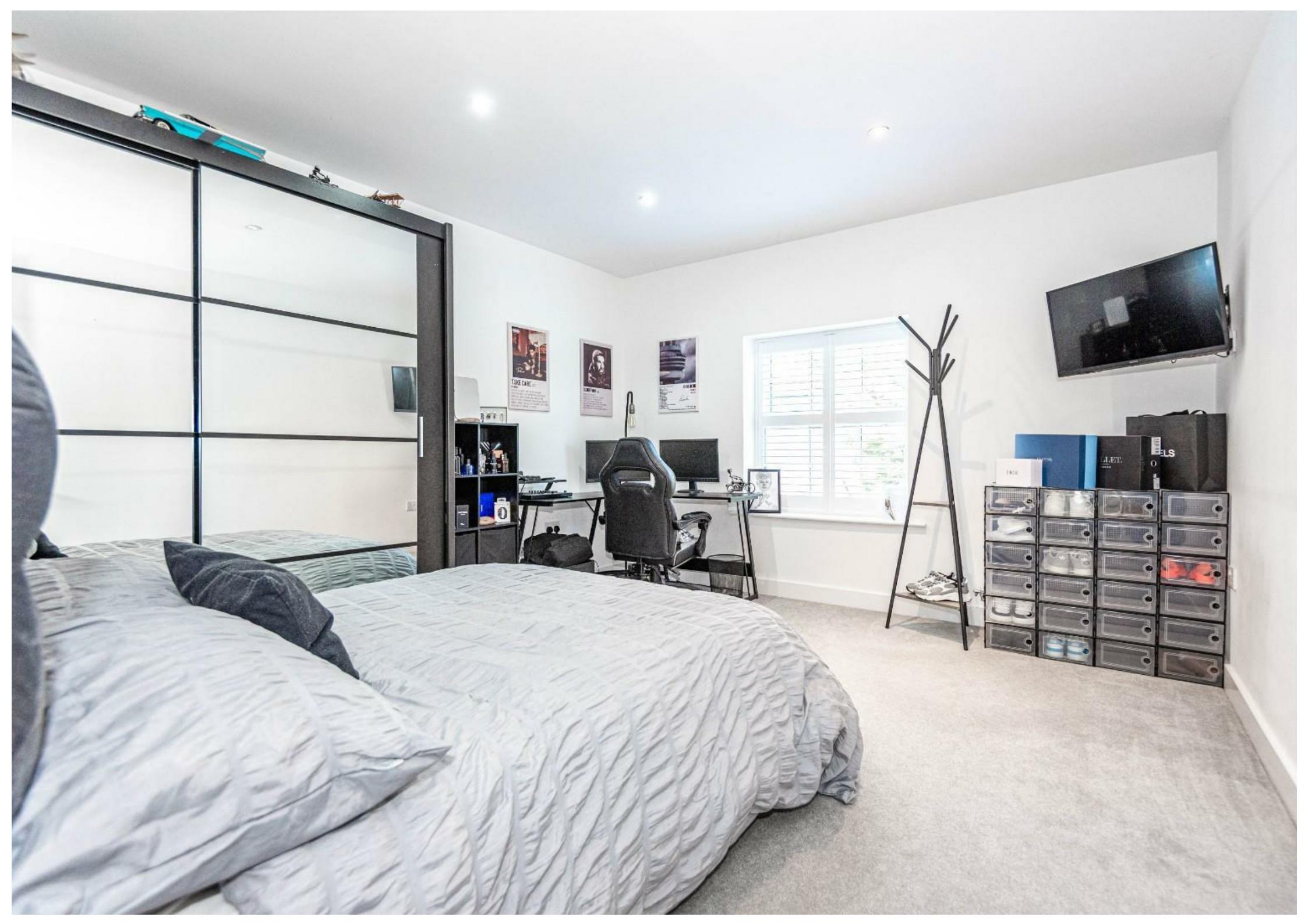


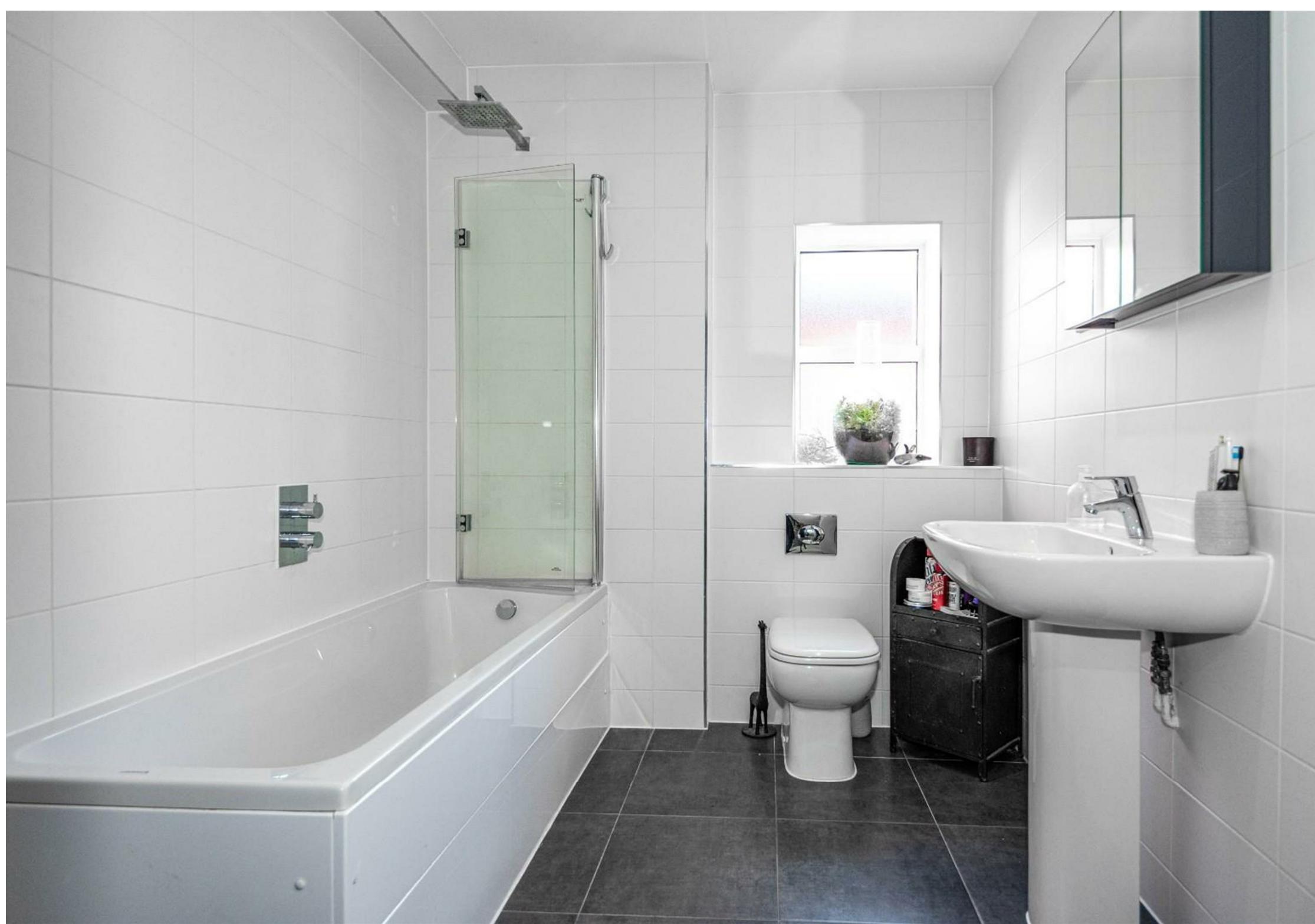


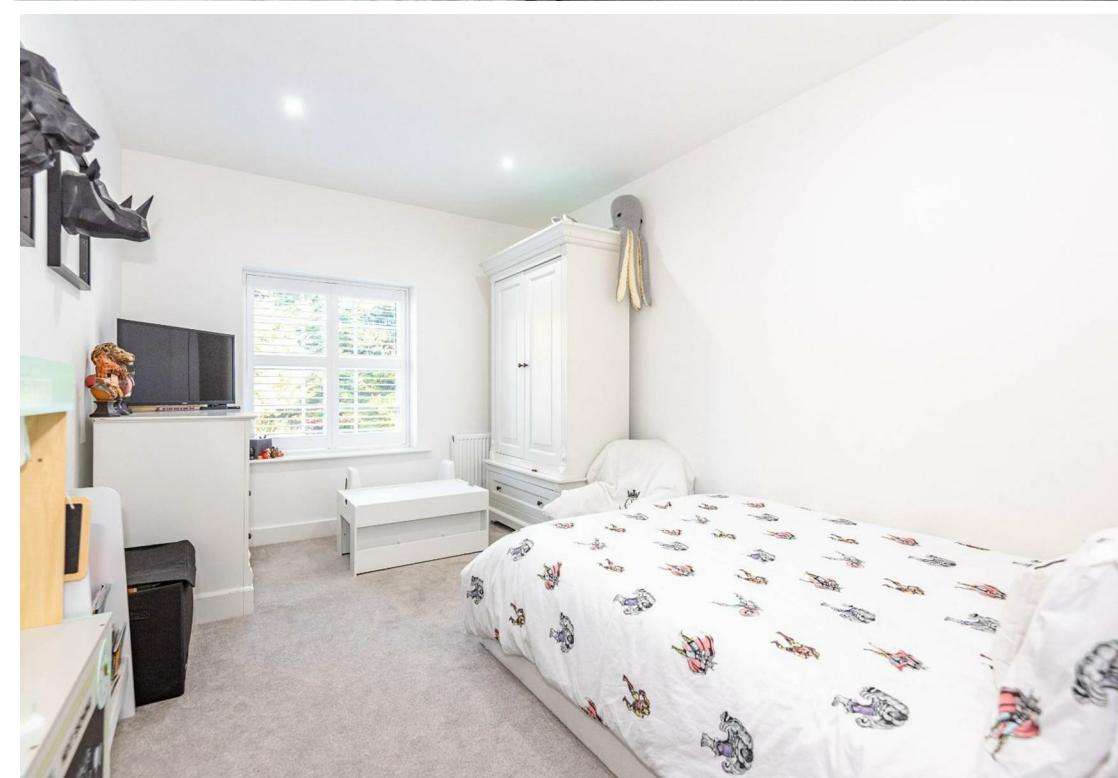
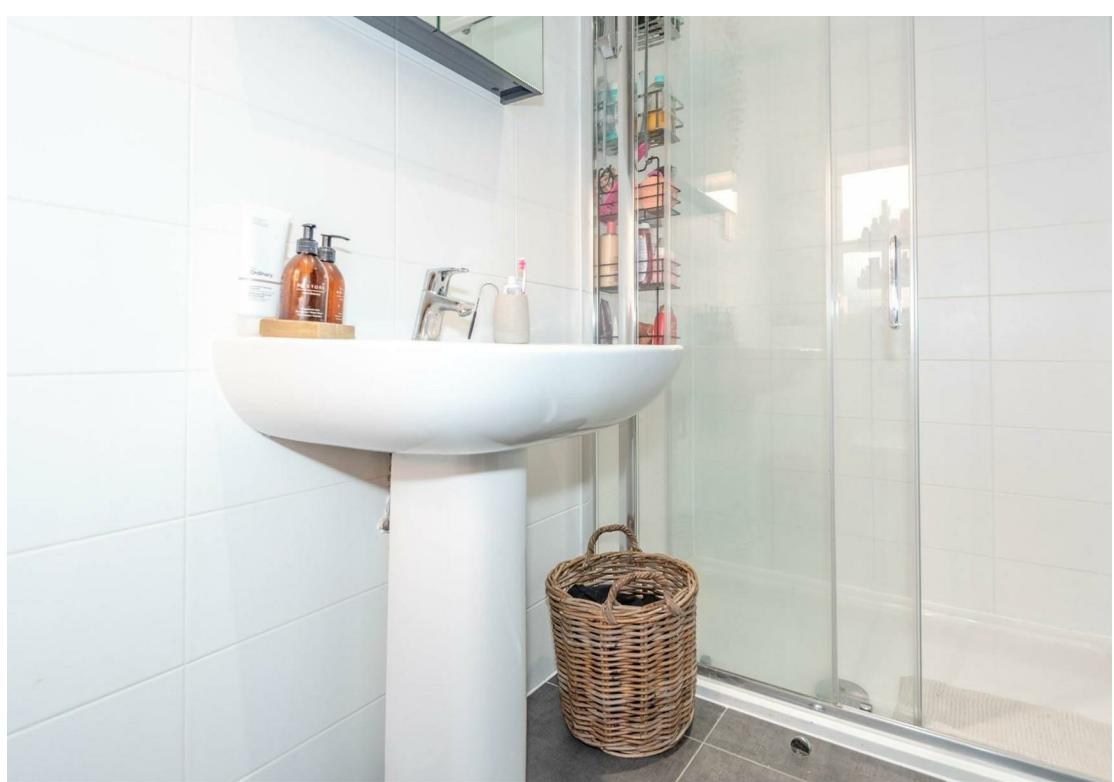
**Disclaimers:** 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be 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.

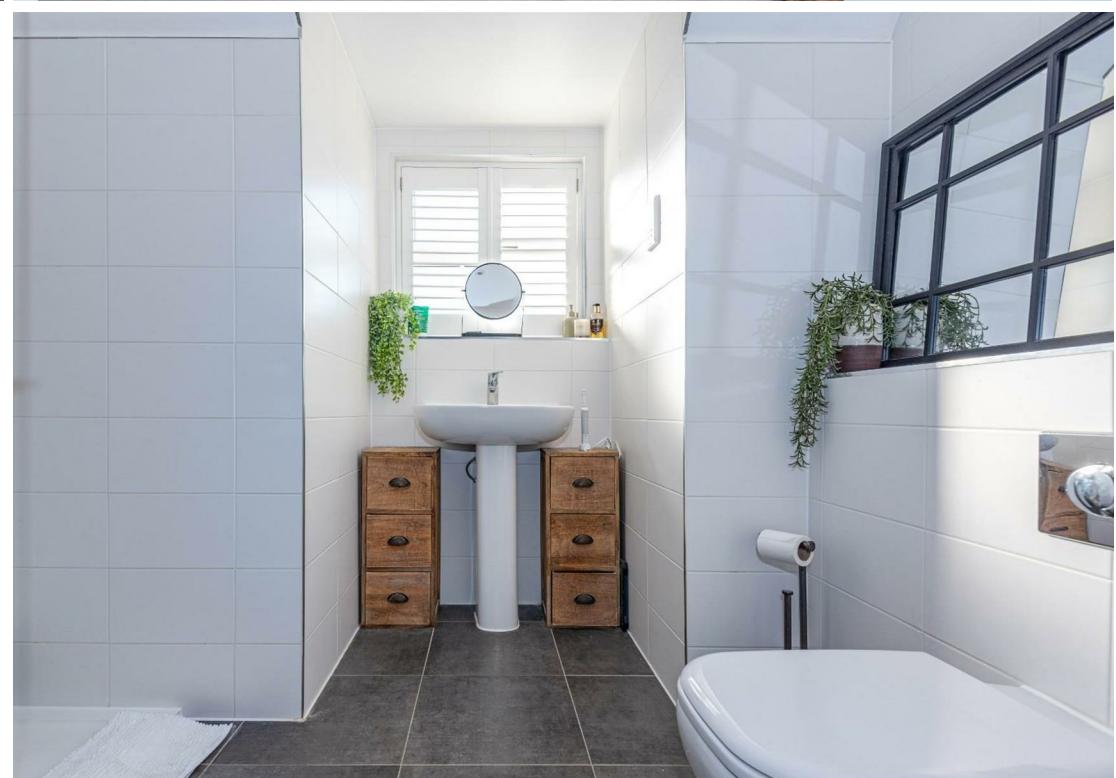
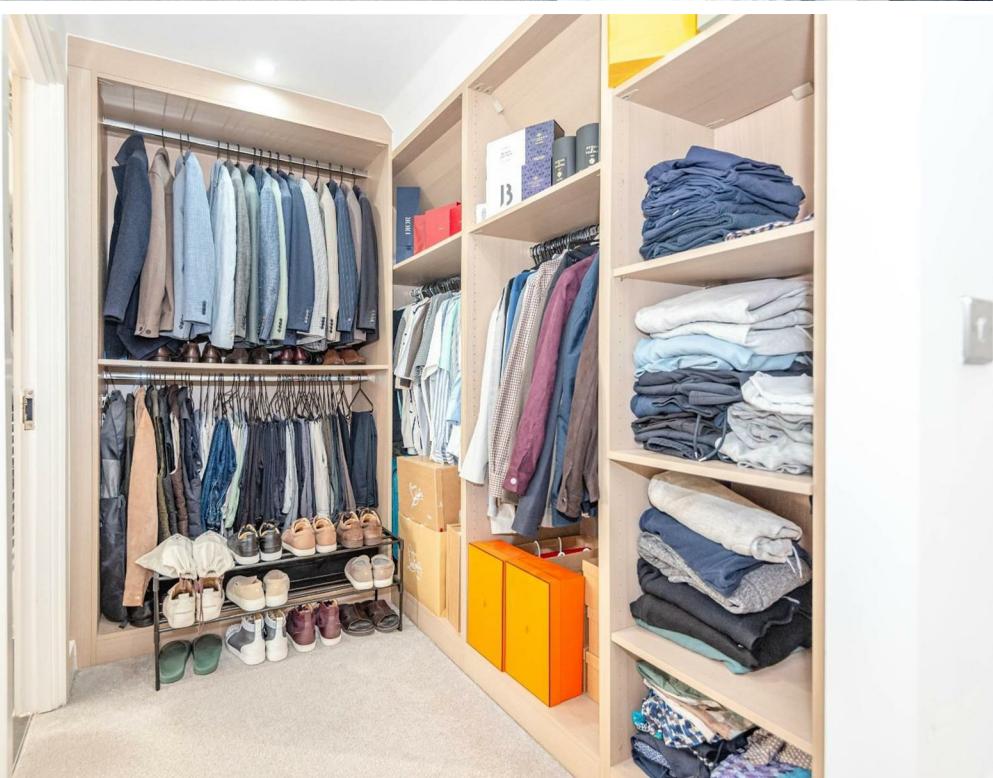
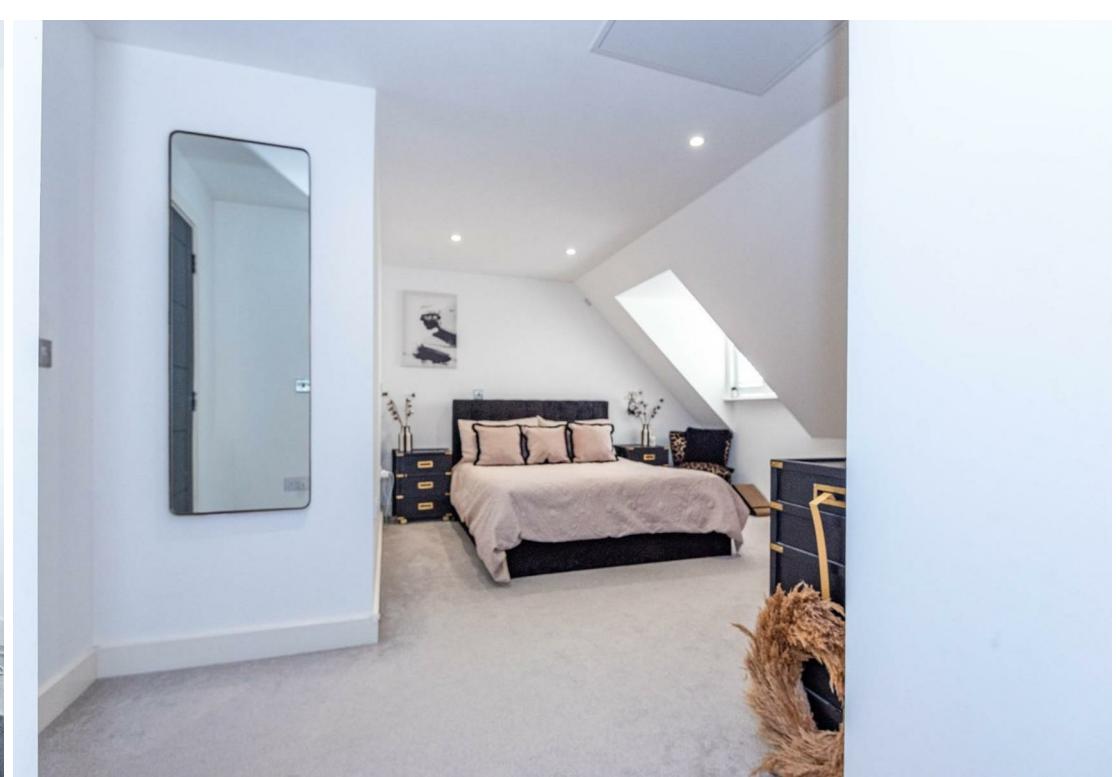
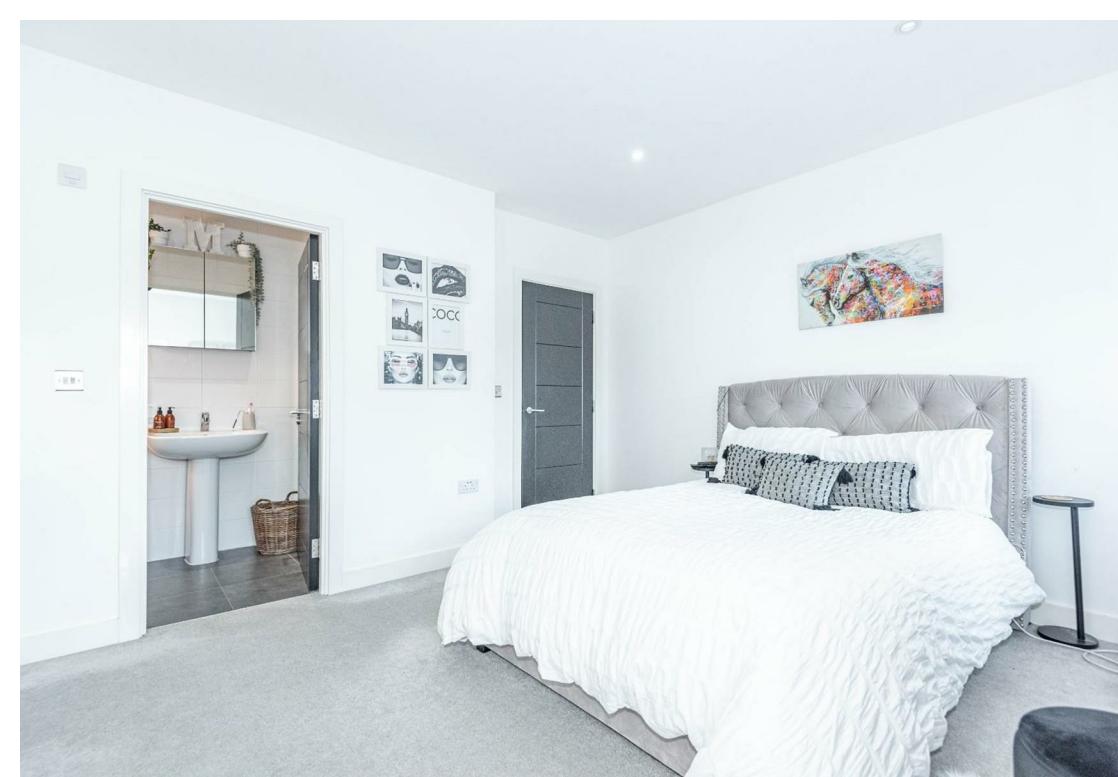


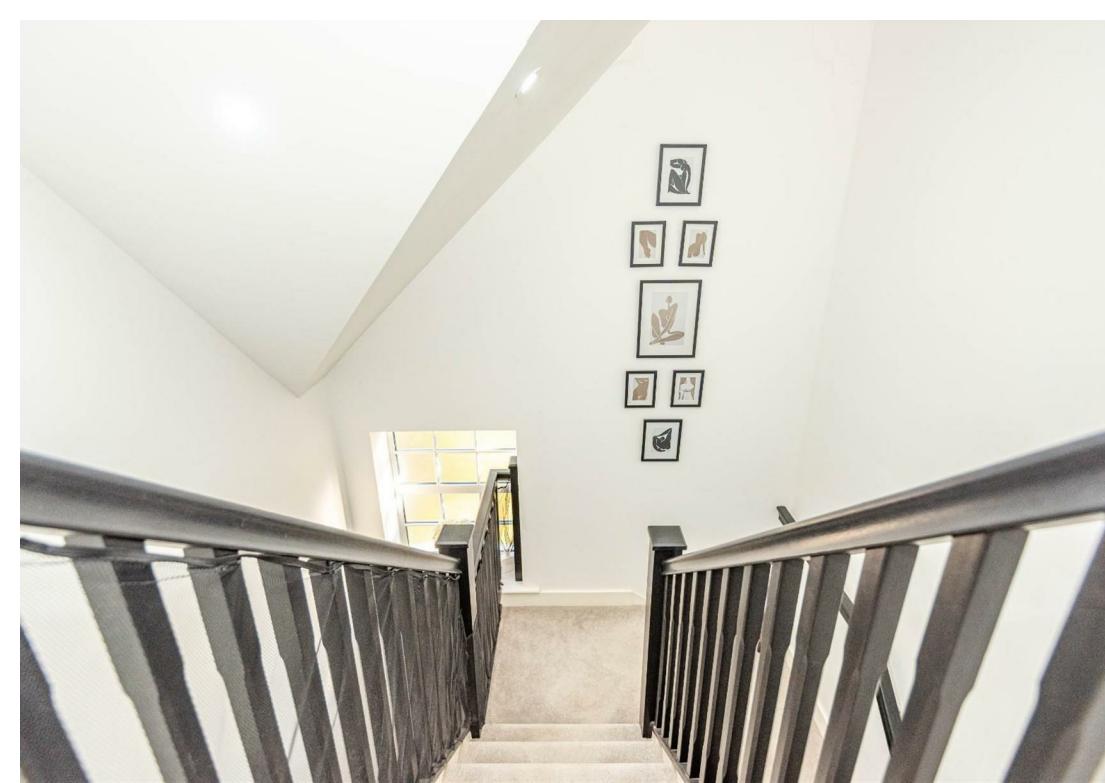
Tenure: Freehold  
Council: Broxbourne Borough  
Tax Band: G

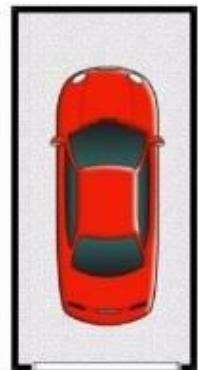




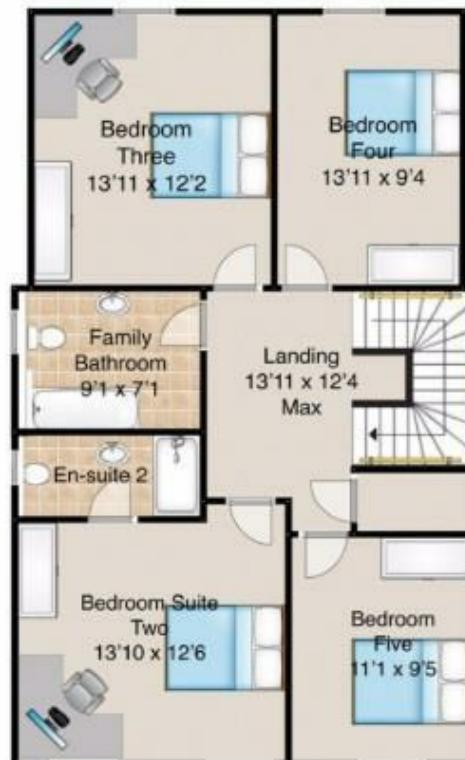








## Eaton Gardens, Broxbourne



Denotes Skylight Window



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Approx house Sq Ft	2338
Garage,	160
Alfresco Kitchen	176
Overall Approx	2674



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