



SIMPLY HOMES

St. Catherines Road

Broxbourne EN10 7LG





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An iconic Victorian residence, located in one of Broxbourne's sought-after and scarcely available locations. This property offers flexible accommodation over five floors and is perfectly suited for modern family life.

The upper ground floor is flanked on the left hand-side by two sizeable and versatile family spaces. Currently occupied as a formal dining room and living room, the two rooms boast large windows and stunning character fireplaces.

The kitchen-breakfast room is the focal point of the home, comprising of farmhouse-style shaker units, centralised island unit, integrated appliances and French doors leading out to the garden. A separate utility room serves the kitchen. A set of double doors, with a south facing vista, open on to the raised, wrap-around terrace that overlooks the rear garden. Accessible from either the central hallway or breakfast area, the lower ground floor offers the most diversity.

The current owners have expertly utilised the space in the lower ground floor and comprises of a gym area, sauna, steam room, wine cellar, office area and an open-plan entertainment zone that is split into sitting and cinema rooms, respectively.

The upper floors are equally impressive, with five generously proportioned double bedrooms and an adaptable loft room that could serve as a playroom, studio, or additional bedroom. The first three bedrooms feature private en-suite bathrooms, designed with modern fixtures and finishes. The remaining two bedrooms share a large, well-appointed family bathroom, offering comfort and convenience for a growing family.

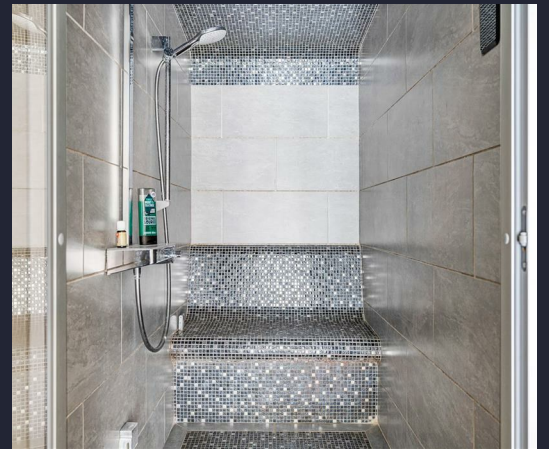
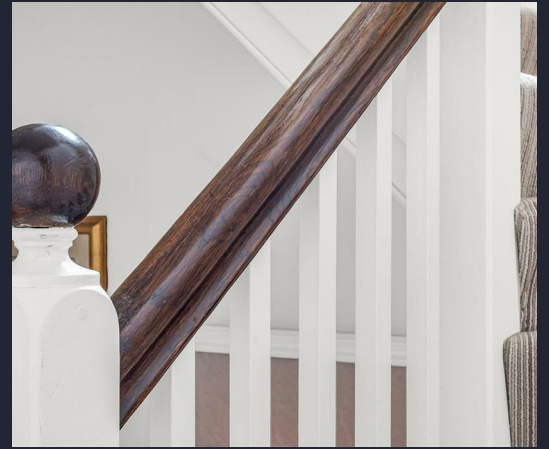
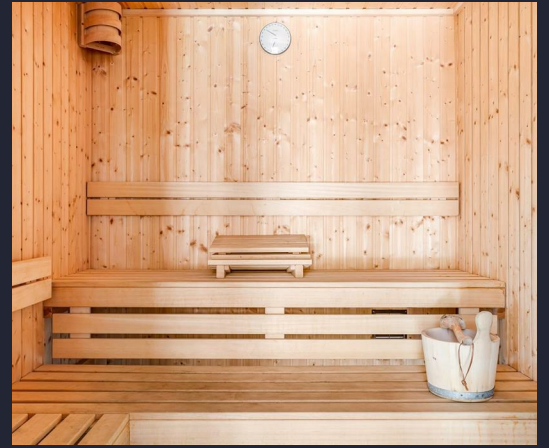


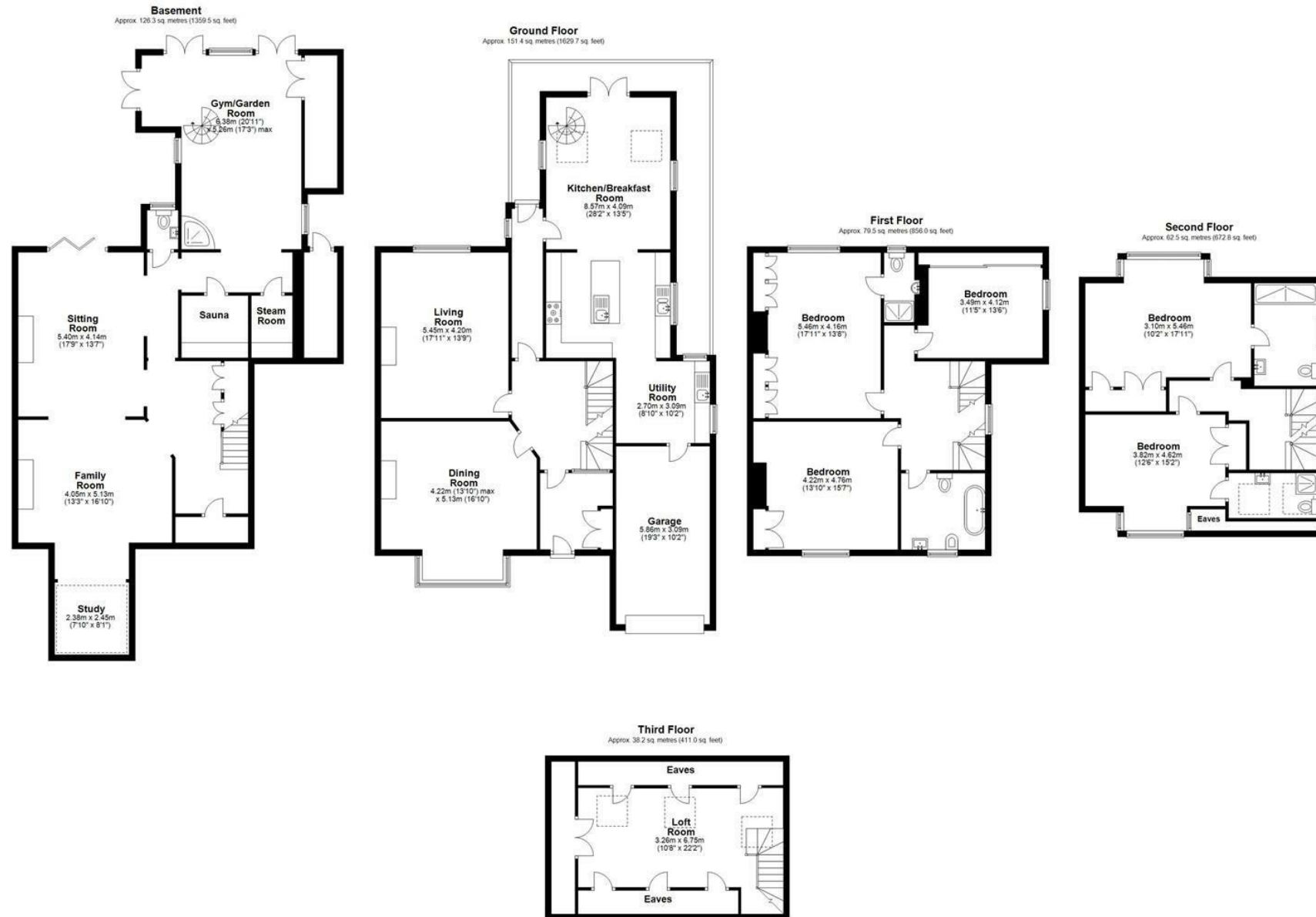




- Ground Floor -	
Entrance Hallway	
Inner Hallway	
Dining Room	13'10" x 16'9" (4.22m x 5.13m)
Living Room	17'10" x 13'9" (5.445m x 4.20m)
Lobby	
Kitchen/Breakfast Room	28'1" x 13'5" (8.57m x 4.09m)
Utility Room	8'10" x 10'1" (2.70m x 3.09m)
Garage	19'2" x 10'1" (5.86m x 3.09m)
- Basement/Lower Ground Floor -	
Family Room	13'3" x 16'9" (4.05m x 5.13m)
Study	7'9" x 8'0" (2.38m x 2.45m)
Sitting Room	17'8" x 13'6" (5.40m x 4.14m)
Sauna & Steam Room	
Gym/Garden Room	20'11" x 17'3" (6.38m x 5.26m)
Cloakroom/WC	
- First Floor -	
Landing	
Bedroom One	17'10" x 13'7" (5.46m x 4.16m)
En-suite	
Bedroom Two	13'10" x 15'7" (4.22m x 4.76m)
Bedroom Three	11'5" x 13'6" (3.49m x 4.12m)
Family Bathroom	
- Second Floor -	
Landing	
Bedroom Four	10'2" x 17'10" (3.10m x 5.46m)
En-suite	
Bedroom Five	12'6" x 15'1" (3.82m x 4.62m)
En-suite	
- Third Floor -	
Loft Room	10'8" x 22'1" (3.26m x 6.75m)
- Exterior -	
Driveway	
Rear Garden	

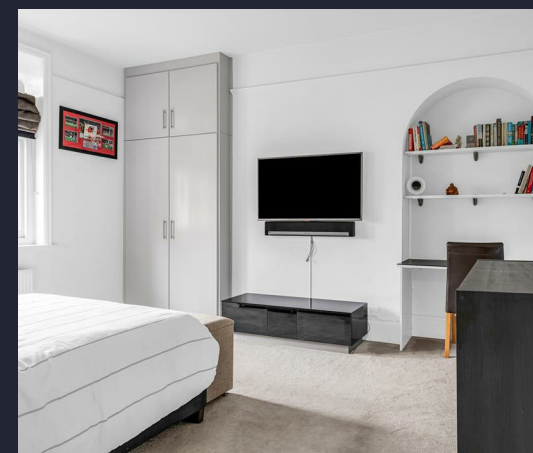
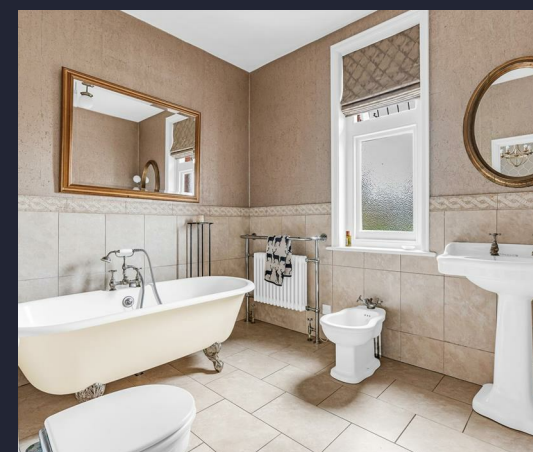
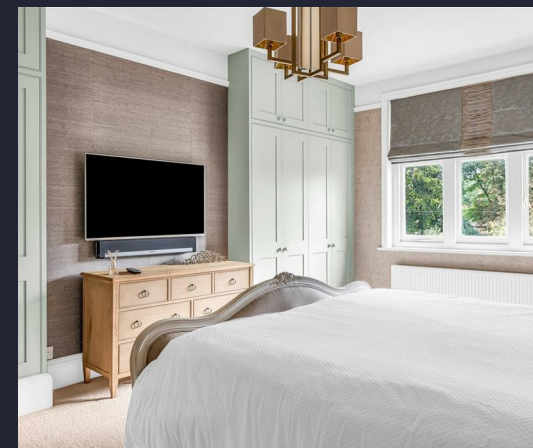


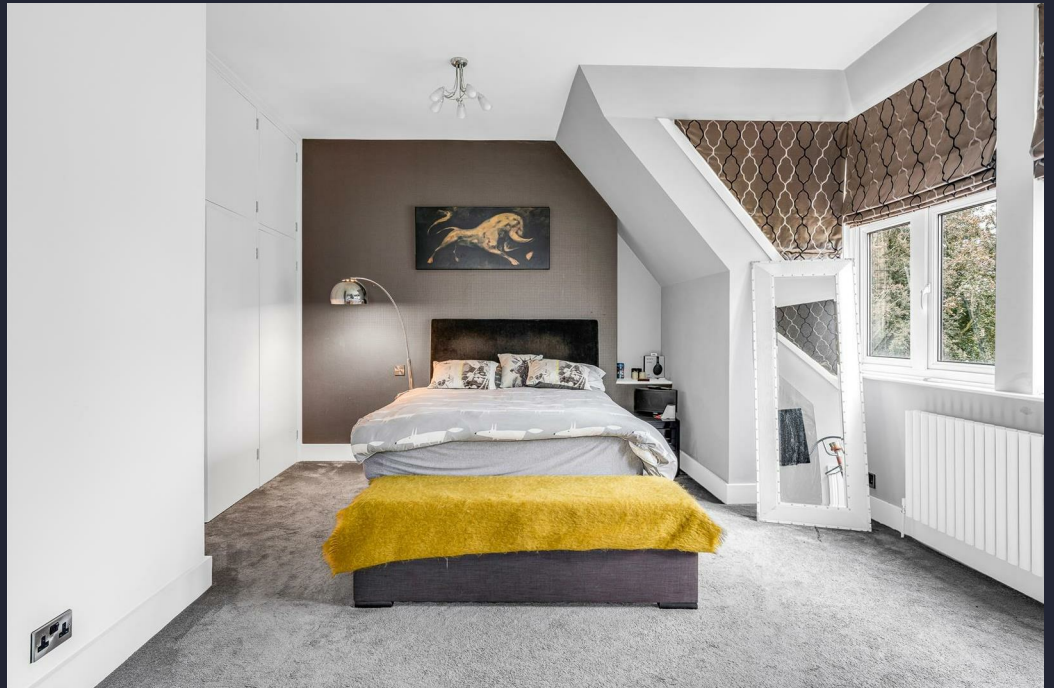
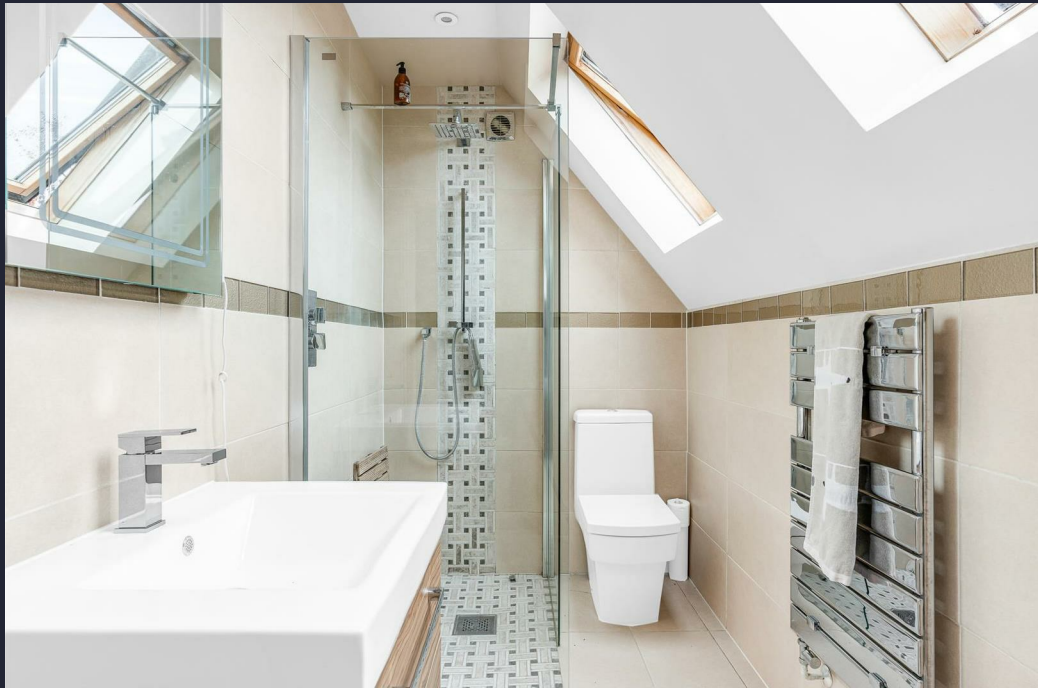




Total area: approx. 457.9 sq. metres (4928.9 sq. feet)









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