



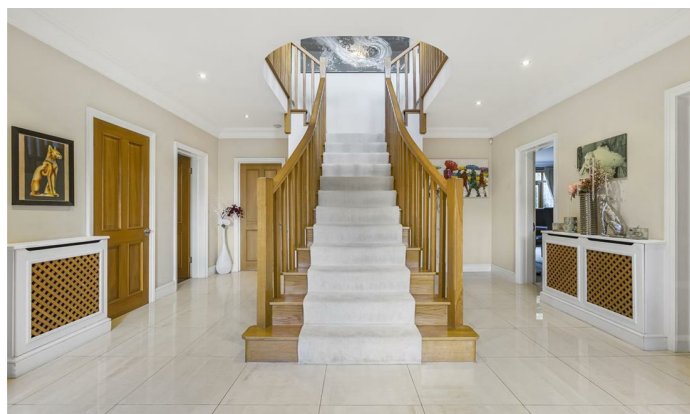
The Falcons, Riverside Avenue, Broxbourne

EN10 6RD

Price Guide £1,400,000



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The Falcons Riverside Avenue, Broxbourne, EN10 6RD

****CHAIN FREE **** An outstanding five bedroom detached house located in this highly regarded private road on a generous plot approaching 1/4 of an acre. The accommodation is comprised of; a bright and airy entrance hall, 3 large reception rooms including a living room connecting in to dining room, cinema room/playroom, large kitchen/breakfast room, with a separate prep room/utility room, gymnasium which also includes a shower unit. Once you head up the impressive central staircase, you are met by a galleried landing, which gives access to the upstairs accommodation. This includes the principle suite, with a large en-suite, bedroom suite two, also benefitting from a en-suite, and a further 3 double bedrooms. Bedroom 5 has a staircase which takes you into a mezzanine level which would make an idea dressing area or office within the eaves of the loft. Furthermore there is a magnificent family bath/shower room. Externally, the property offers good size private garden with decked area leading out from the house and lawn with shrubs and boarders. Outdoor heated swimming pool, W/c, and a pool room with the pump and heating system for the pool. To the front of the property there is a large bloc paved driveway which could be gated for further security, and the added benefit of an over sized double garage with power and lighting. Full fibre internet connection direct to the house. Early viewing advised to avoid disappointment.

Situated along this most highly regarded private road which is conveniently located within a short walk of Broxbourne Railway Station, Local Shops, Restaurants/Pubs and also catchment for excellent schooling.



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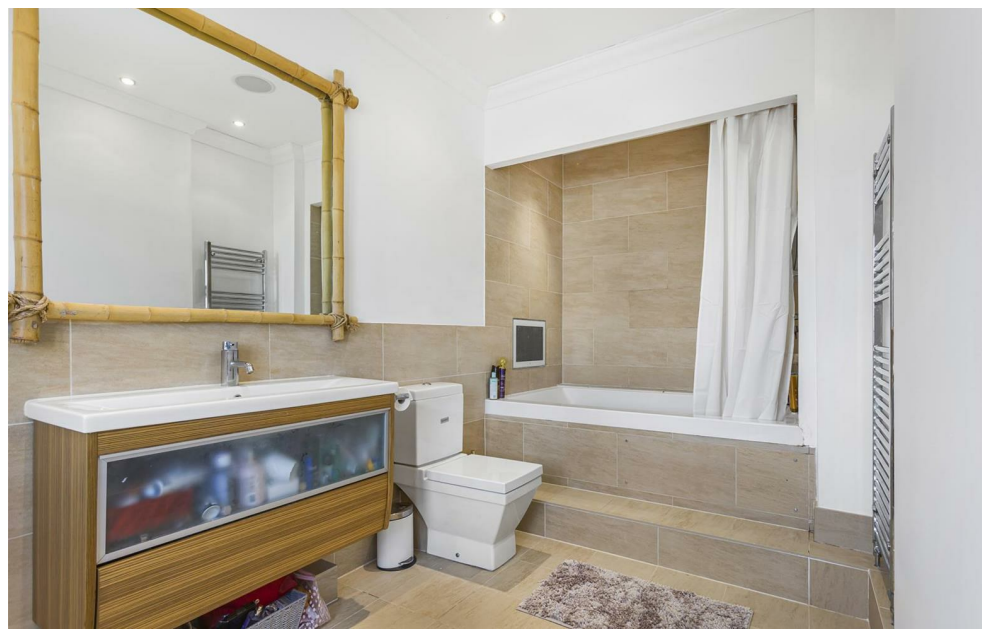
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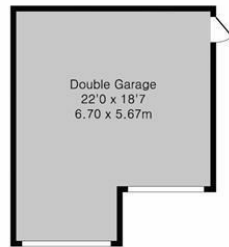
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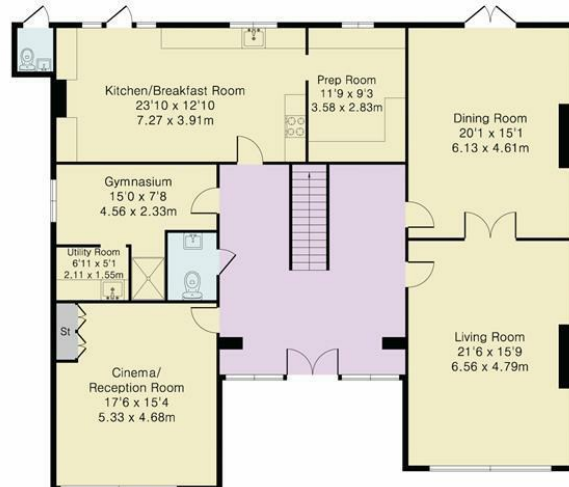


Garage

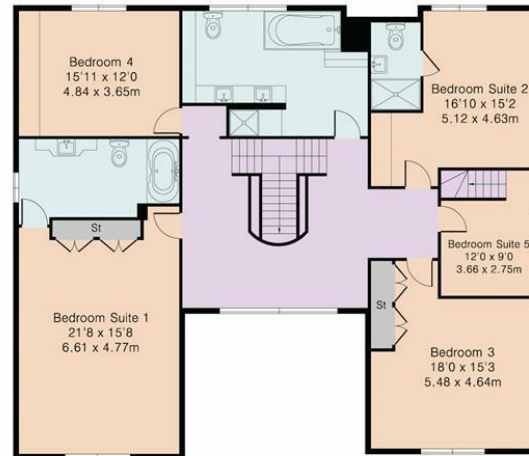
Approximate Gross Internal Area 4422 sq ft – 411 sq m
 Ground Floor Area 1955 sq ft – 182 sq m
 First Floor Area 1822 sq ft – 169 sq m
 Second Floor Area 283 sq ft – 26 sq m
 Garage Area 362 sq ft – 34 sq m



Second Floor



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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