



13, St. Catherines Road, Broxbourne  
EN10 7LG

Price Guide £1,545,000



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## 13 St. Catherines Road, Broxbourne, EN10 7LG

An imposing and elegant Victorian character home which has undergone extensive renovations and extension works now combining beautiful character including stain glass windows, fireplaces and high ceilings with modern open plan living spaces across the back of the house. The stylish and spacious accommodation comprises of an impressive entrance hall & lobby, large bay fronted living room, dining room, an impressive kitchen/dining/living space recently built by Westbury Garden Rooms, along with a utility room and downstairs wc, whilst there is a basement underneath the entrance hall. On the first floor, there are 3 double bedrooms, a large en-suite to the main bedroom and family shower room. On the second floor, 3 further bedrooms, along with another bathroom. Externally, there is driveway parking to the front and side, whilst the rear garden is an excellent size with great entertaining space and an impressive detached 'garden room' ideal for both a home office and gym.

The property is located within this extremely sought after, leafy residential road within easy reach of Broxbourne train station which offers fast services to London's Liverpool Street (approx. 30 mins). Broxbourne offers a good variety of local shops with a larger selection only a short drive away in Brookfield Farm. Excellent schooling is also close by with The Broxbourne School and Sheredes both within a short distance away.





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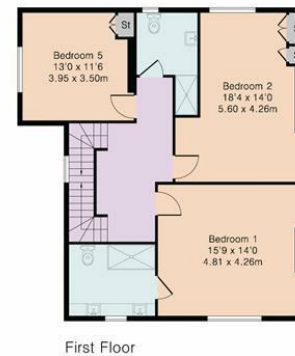
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# **Approximate Gross Internal Area 3393 sq ft - 316 sq m**

Basement Area 119 sq ft - 11 sq m  
 Ground Floor Area 1472 sq ft - 137 sq m  
 First Floor Area 859 sq ft - 80 sq m  
 Second Floor Area 684 sq ft - 64 sq m  
 Outbuilding Area 259 sq ft - 24 sq m



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 practice. 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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