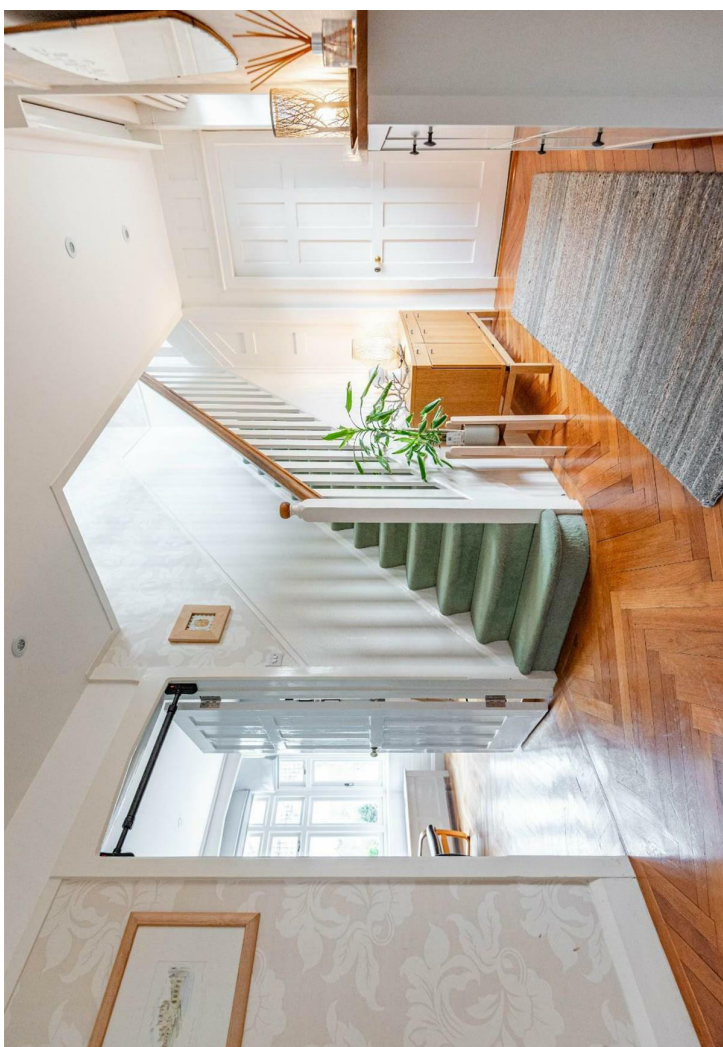
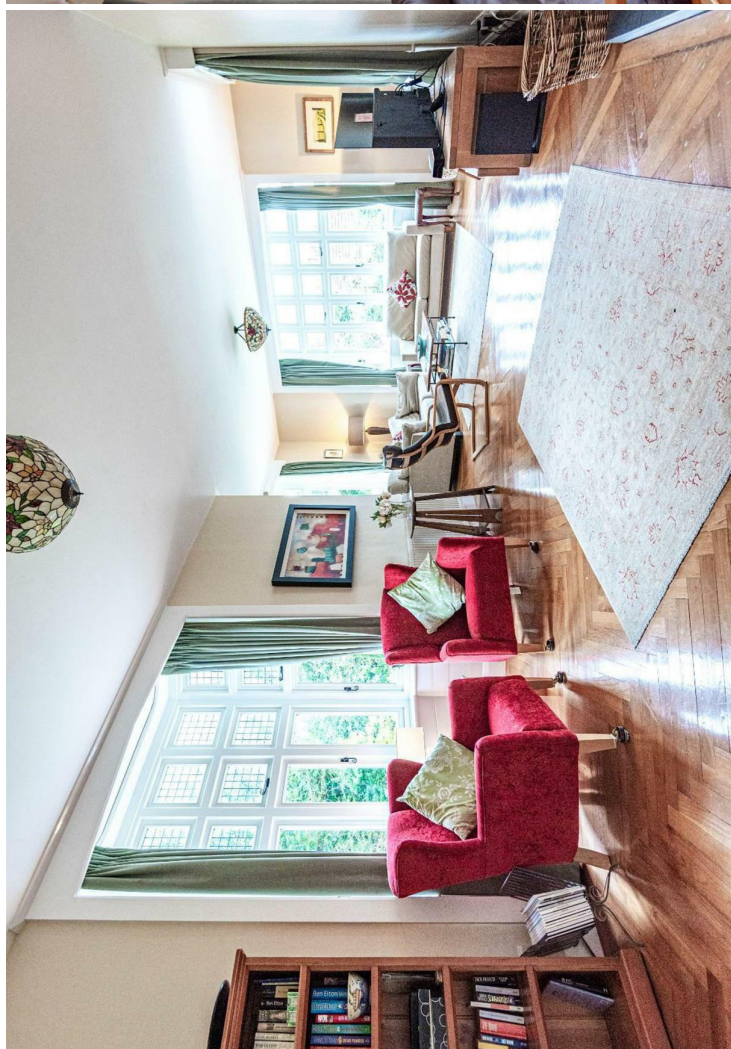
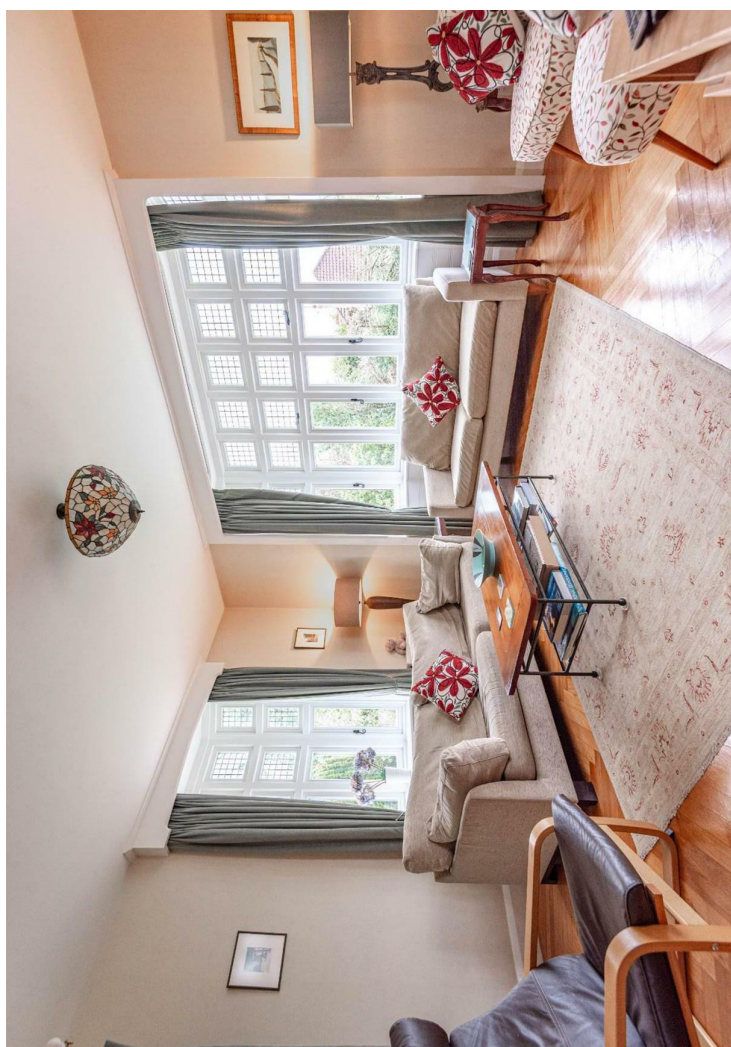
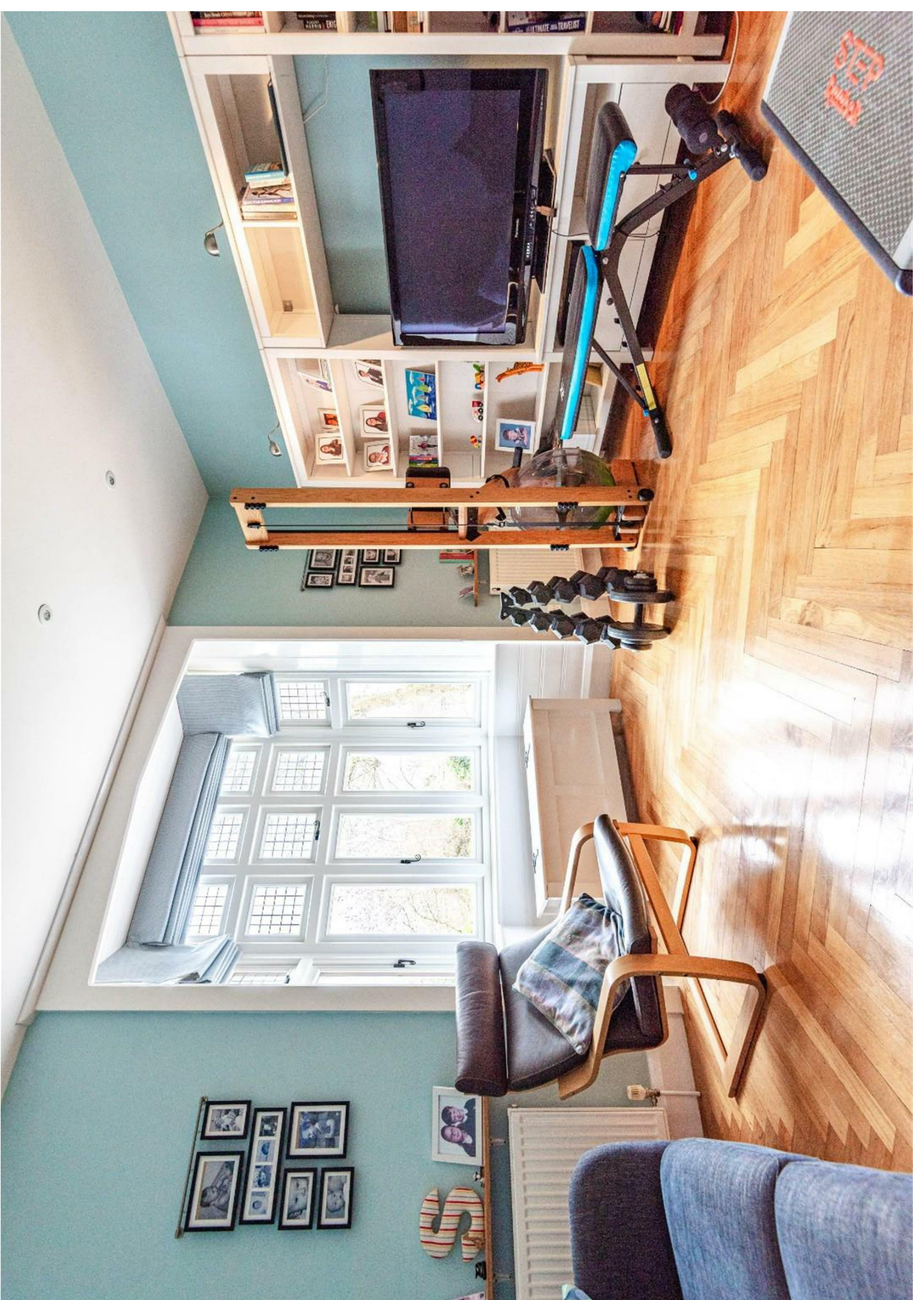




 FINE &  
COUNTRY

St. Catherines Road | Broxbourne | EN10 7LD |





## St. Catherines Road | Broxbourne | EN10 7LD

Draft Details Not Checked. We are delighted to present this exquisite six-bedroom detached Victorian house, located on the prestigious St. Catherines Road in Broxbourne. Built in the 1890s, this remarkable property spans an impressive 4,245 square feet and is set within extensive, beautifully landscaped 0.42 acre of plot that provides a serene and private retreat.

Internally, the home seamlessly blends charming period features with modern enhancements, creating a warm and inviting atmosphere. The property boasts three spacious reception areas, perfect for entertaining or relaxing with family. With three well-appointed bathrooms, there is ample space for both residents and guests. Recent upgrades include brand new engineered timber-framed windows, as well as modernised heating and electrical systems, ensuring comfort and efficiency throughout.

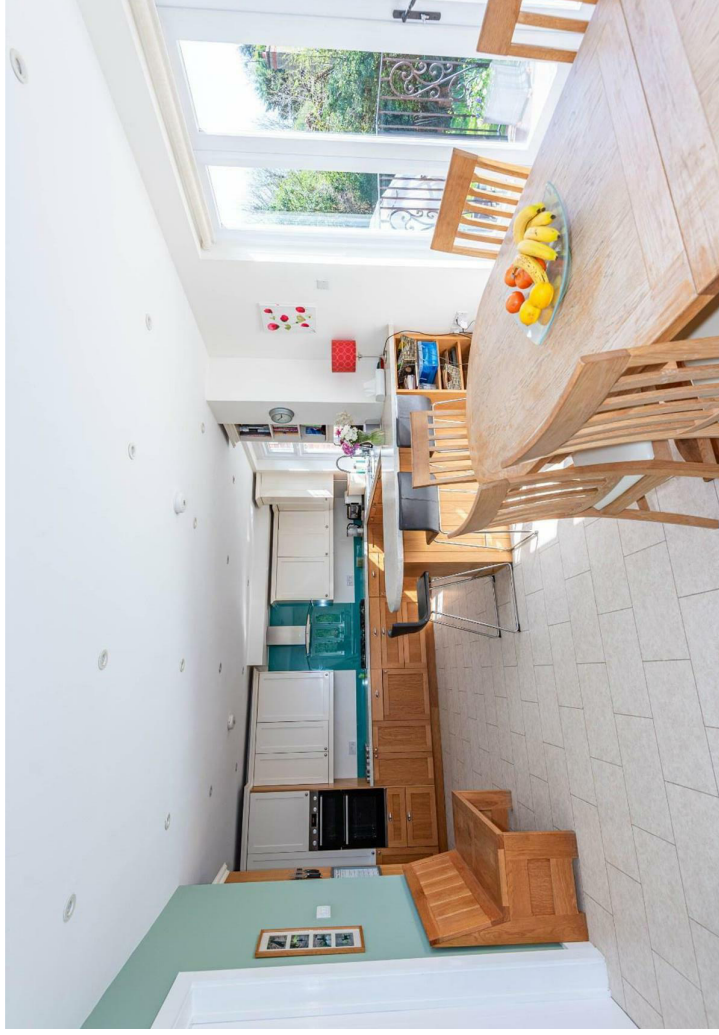
The exterior of the property is equally impressive, featuring meticulously maintained gardens that wrap around the house. These gardens are adorned with lush green lawns, mature trees, and an attractive patio area, ideal for hosting gatherings or enjoying quiet moments outdoors. Accessed via an electric gated entrance, the property also includes a large driveway leading to a detached double garage.

St. Catherines Road is a highly sought-after address, known for its tranquil yet convenient location. The property is just a short distance from Broxbourne Rail Station, providing direct links to London and other major cities, making it perfect for commuters. Additionally, residents can enjoy the nearby Lea Valley Regional Park, a stunning area for walking, fitness, and leisure activities. The local community is well-served by reputable schools and amenities, offering an idyllic lifestyle for families and professionals alike.

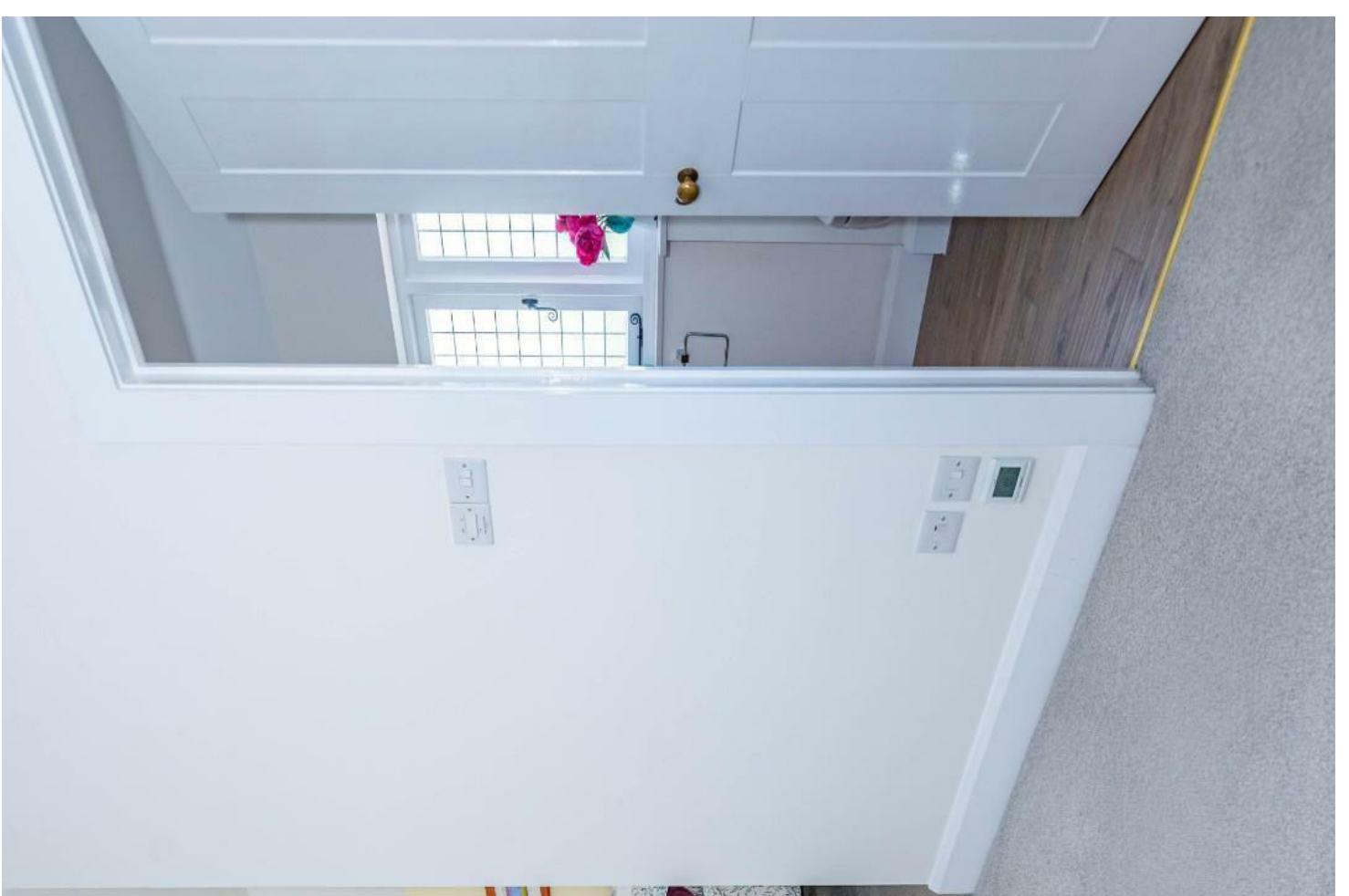
This stunning Victorian home is a rare find, combining grandeur, modern comforts, and a prime location. We invite you to explore the possibilities that await in this exceptional property.

The property benefits from a modern gas fired central heating boiler. Mains electric, water and drainage. The property benefits from air conditioning in the Kitchen/Family/Dining Room and the principal bedroom suite.

- Detached Character House
- 3 Bathrooms & Cloakroom
- 2 Further Receptions Rooms
- Conservation Area
- Detached Double Garage
- Secluded South Facing Garden
- 6 Double Bedrooms
- Large Kitchen/ Dining Room
- Large Basement Area
















St Catharines Road Broxbourne



First Floor



This floor plan is for guidance only and may not be accurate. Free 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 and can not be reused or copied without the consent of Free & Country Homebuyer.



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