



ST MICHAELS ROAD  
BROXBOURNE, EN10

GRANT J BATES  
— PROPERTY —



# A design led turnkey home offering style, space, and excellent connectivity



**St Michaels Road, Broxbourne, EN10**

**Freehold**

- Fully Refurbished Home
- Lateral Living Layout
- Open Plan Kitchen
- Premium Integrated Appliances
- Flexible Bedroom Layout
- Luxury Fitted Bathrooms
- Off Street Parking
- Walk To Station
- 25 Min Train London Liverpool Street
- Near Brookfield Farm
- Easy Access Stansted Airport

### **Description**

Situated on St Michael's Road in Broxbourne, this beautifully reimagined home offers exceptional lateral living across two floors, combining thoughtful design with a high spec, turnkey finish.

What immediately distinguishes the property is its impressive width and seamless flow, creating a rare sense of lateral space that enhances both everyday living and entertaining. The layout has been carefully designed to maximise natural light, functionality, and flexibility.

At the heart of the home is a stunning open plan kitchen, dining and living space to the rear. Finished with quartz worktops and splashback, Devol inspired cabinetry, and premium Fisher & Paykel appliances including double ovens and a wine cooler, the space also features a Quooker tap and a walk in pantry. Engineered wood parquet flooring runs throughout, while the east to west aspect ensures excellent natural light all day. Dual access to the garden further enhances the indoor outdoor flow, ideal for modern living.

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The ground floor also offers superb versatility, with an additional reception room, a snug, and a dedicated study, perfect for working from home or creating separate living areas. Bedroom accommodation is thoughtfully arranged across both floors, with additional ground floor rooms allowing for a flexible four or five bedroom layout depending on requirements.

Upstairs, three well proportioned bedrooms continue the home's refined design. The principal suite features bespoke wardrobes, a dual dressing area, and clever additional storage including a concealed loft space.

The bathrooms have been recently installed and finished to a high standard, featuring Lusso fittings, Claybrook tiling, and quality sanitaryware, alongside Aqualisa power showers, creating a boutique, spa like feel.

Throughout the home, attention to detail is evident, with restored fireplace surrounds, period style skirting and architraves, bespoke joinery, and carefully curated lighting providing a cohesive and characterful finish.

Externally, the property benefits from a resin bound driveway, boundary walls, bespoke railings, and off street parking for multiple vehicles, in addition to a garage.







### Situation

The location offers an ideal balance between connectivity and green space. Broxbourne railway station is approximately a seven minute walk away, providing direct access to London Liverpool Street in around 25 minutes. The River Lea and Broxbourne Woods are both nearby, alongside excellent local schools and a strong range of amenities.

In summary, this is a design led home defined by its space, flexibility, and quality of finish, ready to move straight into.

### Additional Information

Local Authority: Broxbourne

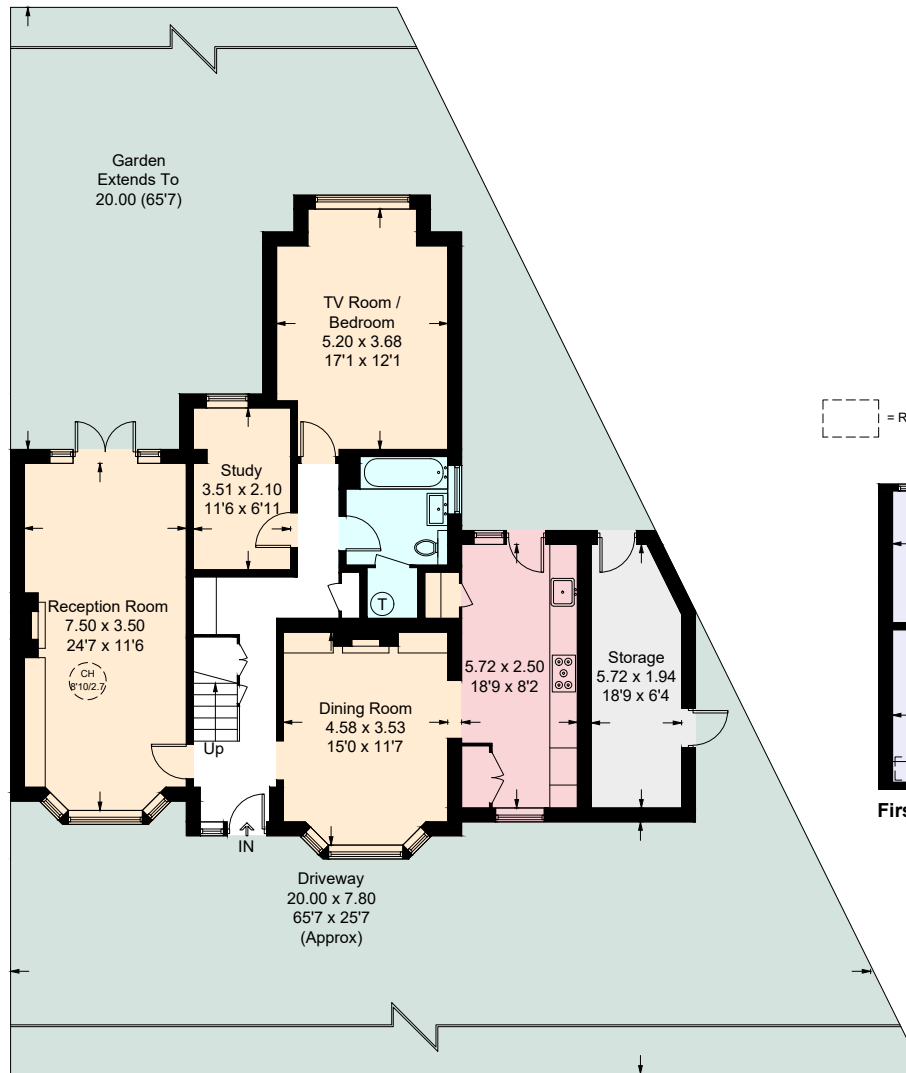
Council Tax Band: G

EPC Rating: D




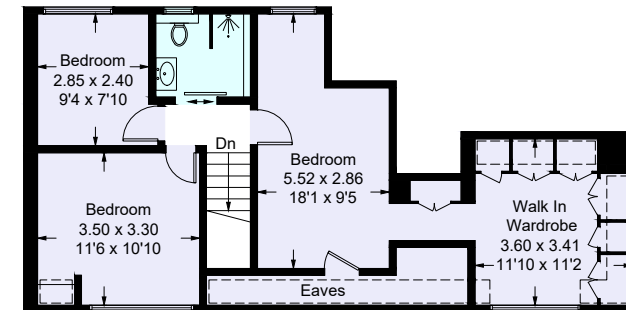
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Ground Floor

 = Reduced headroom below 1.5m / 5'0



First Floor

## St Michaels Road

Approximate Gross Internal Area = 170.9 sq m / 1839 sq ft, Storage = 10.8 sq m / 116 sq ft, Total = 181.7 sq m / 1955 sq ft

**Important Notice:** These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.