



38 Eaton Gardens

Broxbourne, EN10 6SA

Offers In Excess Of £900,000



KIRBY COLLETTI are delighted to market this superb five-bedroom detached family home, occupying a peaceful cul-de-sac position within one of Broxbourne's most desirable residential locations. The property is within a short walk of Broxbourne Railway Station and falls within the catchment area for excellent schooling for all ages. It is also ideally placed for access to Lea Valley Regional Park and the River Lea, offering the perfect opportunity to escape and engage with nature. For those seeking a more active lifestyle, Broxbourne Sports Club, with its cricket facilities and numerous racquet sports including Padel is close by, as is The Hertfordshire Golf & Country Club.

The property is arranged over three floors, offering approximately 2,000 sq. ft. of accommodation. Upon entering, you are welcomed by a spacious 15ft Reception Hall, providing access to a 17ft Lounge, Dining Room, Study, 15ft Fitted Kitchen/Breakfast Room and Ground Floor W.C.

The first floor features a stunning Principal Bedroom with Juliette Balcony and En Suite Bathroom, along with two further Double Bedrooms, one of which benefits from an En Suite Shower Room. There is also the main Family Bathroom. The top floor provides two further exceptional Double Bedrooms and an additional Shower Room/W.C.

Externally, the property boasts a beautiful 60ft secluded rear garden and a 35ft tandem garage offers ample parking and storage space, with further off-street parking for two cars on the driveway. The neatly tended front garden could be hard landscaped, should you wish to create additional parking.

- **SUPERB FIVE BEDROOM DETACHED HOUSE**
- **THREE RECEPTION ROOMS**
- **15ft KITCHEN/BREAKFAST ROOM**
- **SHORT WALK TO BR STATION & SCHOOLS**
- **HIGHLY REGARDED CUL DE SAC**
- **TWO EN SUITES**
- **60ft REAR GARDEN**
- **APPROX. 2000 sqft OF ACCOMMODATION**
- **FAMILY BATHROOM & SEPARATE SHOWER ROOM**
- **34ft LONG TANDEM GARAGE**



ACCOMMODATION

Entrance door to:

RECEPTION HALL

15'8 x 7 (4.78m x 2.13m)

Stairs to first floor.

GROUND FLOOR W.C

8'8 x 3'11 (2.64m x 1.19m)

Low level W.C. Wash hand basin.

STUDY

9'6 x 7'11 (2.90m x 2.41m)

Front aspect window.

DINING/SITTING ROOM

11'8 x 9'7 (3.56m x 2.92m)

Rear aspect double doors to rear garden.

LOUNGE

17'4 max x 12'6 max (5.28m max x 3.81m max)

Rear aspect full height windows and double doors to garden.

KITCHEN/BREAKFAST ROOM

15'9 x 12'11 max (4.80m x 3.94m max)

Dual aspect windows. Range of wooden fronted wall and base units with granite worksurfaces over. Inset sink unit. Built in electric oven and 5 ring gas hob.. Plumbing for washing machine. Integrated dishwasher. Space for American style fridge/freezer. Polished porcelain tiling.

FIRST FLOOR LANDING

17'2 x 7'6 (5.23m x 2.29m)

Front aspect window. Airing cupboard.

BEDROOM 1

17'2 into wardrobes x 15'4 max (5.23m into wardrobes x 4.67m max)

Rear aspect full height windows and double doors with Juliette balcony and separate window to side. Sliding door fitted wardrobes. Door to:

EN SUITE BATH/SHOWER ROOM

10'2 x 6'2 (3.10m x 1.88m)

Panel enclosed bath with tiled surround. Low level W.C. Pedestal wash hand basin. Fully tiled shower cubicle. Chrome heated towel rail.

BEDROOM 2

13'5 x 9'10 (4.09m x 3.00m)

Rear aspect window. Door to:

EN SUITE SHOWER ROOM

7'2 x 4'6 (2.18m x 1.37m)

Fully tiled shower cubicle. Low level W.C Pedestal wash hand basin. Tiled floor. Chrome heated rail..

BEDROOM 3

10 x 8'6 (3.05m x 2.59m)

Front aspect window.

FAMILY BATHROOM/W.C

9'2 x 6'4 (2.79m x 1.93m)

Front aspect window. Panel enclosed bath with mixer tap. Low level W.C. Pedestal wash hand basin. Tiled floor. Chrome heated towel rail.

SECOND FLOOR LANDING

BEDROOM 4

23'8 max x 13'4 max (7.21m max x 4.06m max)

Dual aspect windows. Fitted wardrobes.

BEDROOM 5

22'5 max x 10'4 (6.83m max x 3.15m)

Front aspect window. Fitted wardrobes.

SHOWER ROOM/W.C

7'5 x 5 (2.26m x 1.52m)

VELUX window. Fully tiled shower cubicle. Low level W.C. Pedestal wash handbasin. Tiled floor and half tiled walls. Chrome heated towel rail.

OUTSIDE

FRONT GARDEN

Neatly tended lawn and flower beds with pathway to front entrance. Side gate to rear garden. Drive to side providing parking for two cars and access to:

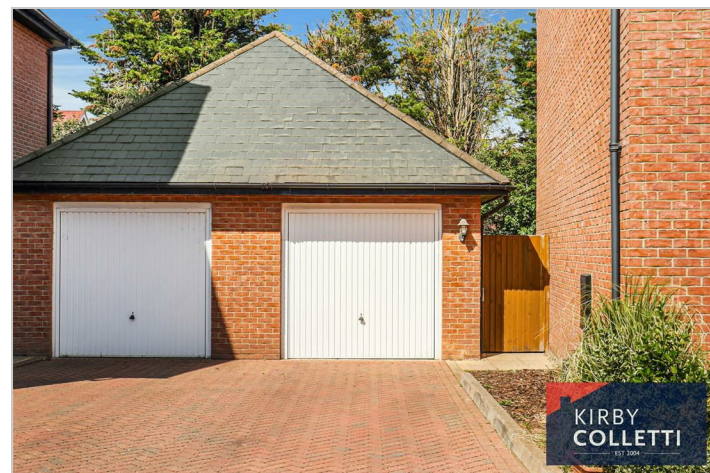
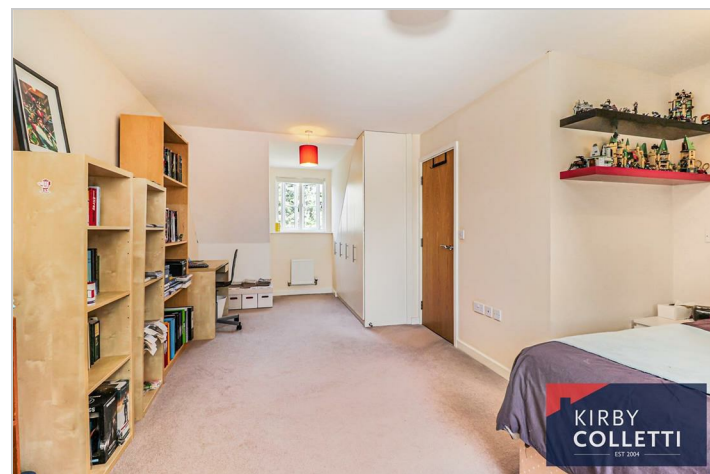
TANDEM GARAGE

35'4 x 10'6 (10.77m x 3.20m)

Up and over door, power and light connected. Door to rear garden.

REAR GARDEN

Approx. 60ft deep. Paved patio, laid to lawn with mature shrubs , trees and planting. Outside lighting.



Road Map



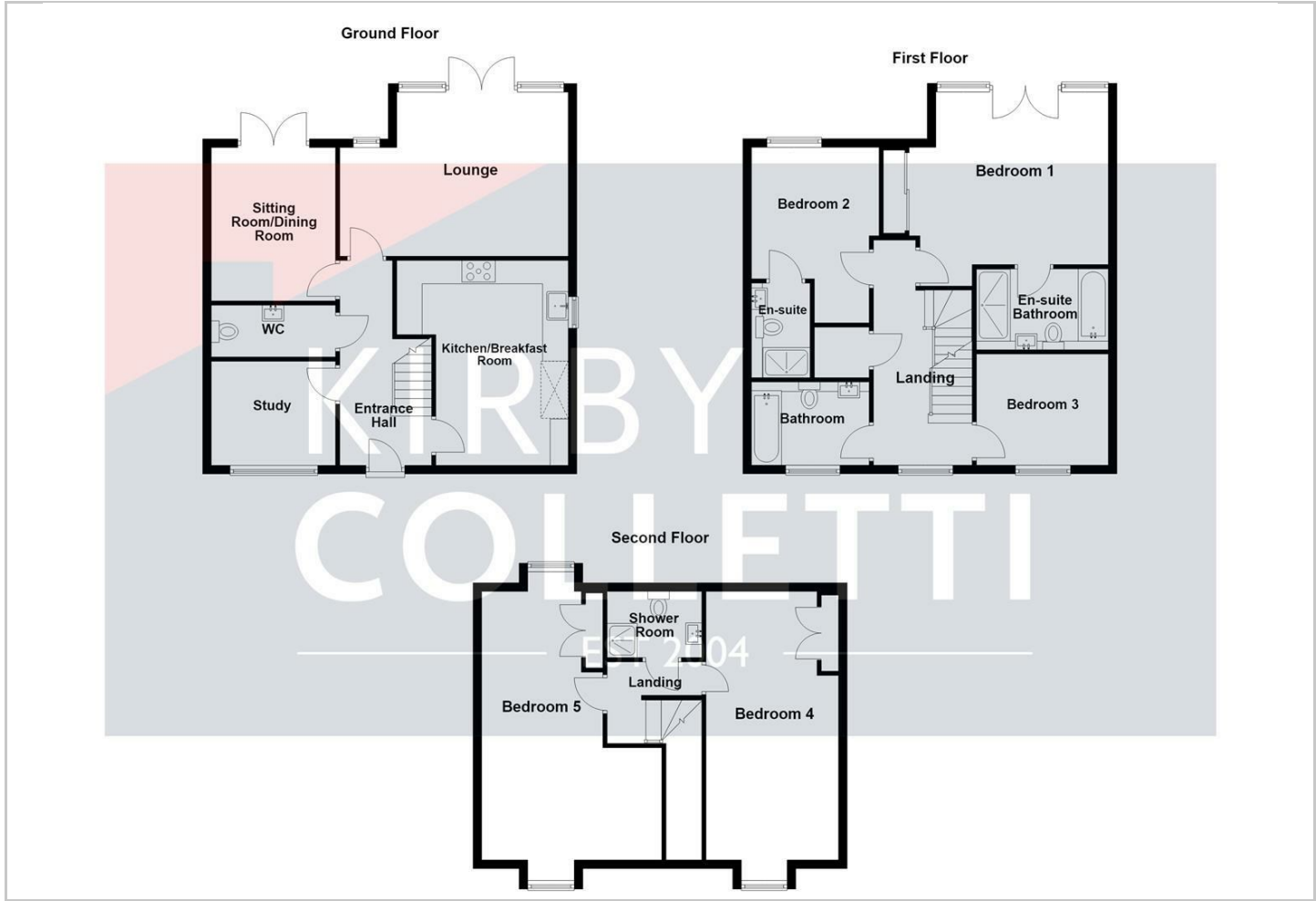
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

