

22, St. Catherines Road, Broxbourne
EN10 7LE
Guide Price £1,500,000

stevenoates.com







22 St. Catherines Road, Broxbourne, Herts, EN10 7LE

An impressive Grade II listed five-bedroom home, built in 1894 and offering approximately 3,070 sq ft of accommodation across three floors, plus a detached garage and utility room.

The ground floor includes living, dining and family rooms, a home office and cloakroom. Period features include sash windows, decorative cornicing, panelled doors and fireplaces, with wood-burning stoves in the living and family rooms.

The kitchen/breakfast room has painted cabinetry, stone worktops and an Aga, with French doors opening onto the rear garden.

The first floor has three double bedrooms and two bathrooms. Two further bedrooms, a shower room and eaves storage occupy the second floor. There is also a basement storage room.

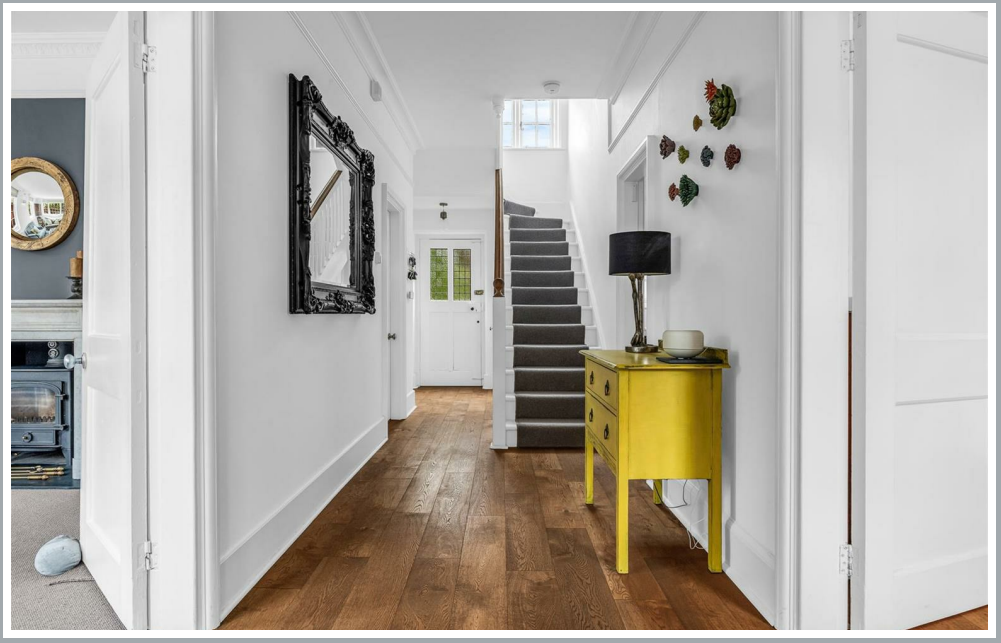
Outside, the driveway provides off-street parking for multiple vehicles and access to the detached garage with adjoining utility room. The rear garden features a large lawn, established borders, mature trees, hedging and a paved seating area.

The property occupies a sought-after, leafy residential road within a short walk of Broxbourne railway station, which provides frequent direct services to London Liverpool Street in approximately 30 minutes. Broxbourne offers a good selection of local shops and amenities, with a wider choice available at the Brookfield Centre.

Families are well served by nearby schools, including Broxbourne CofE Primary School, Sheredes Primary School and The Broxbourne School. The A10 is easily accessible, providing connections to the M25 and surrounding towns.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY









70 Fore Street, Hertford, Hertfordshire, SG14 1BY











70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



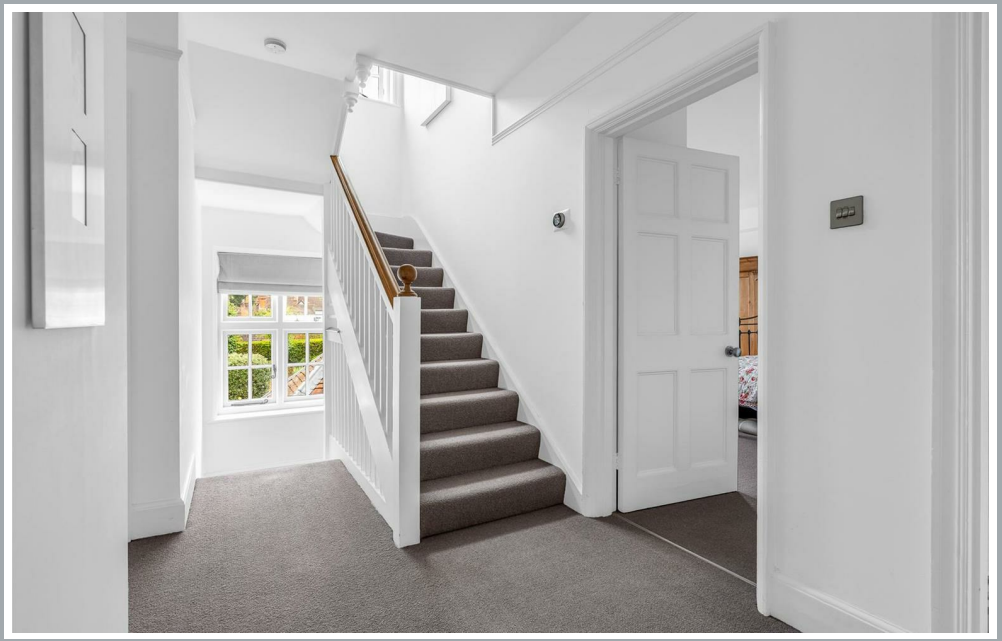






70 Fore Street, Hertford, Hertfordshire, SG14 1BY



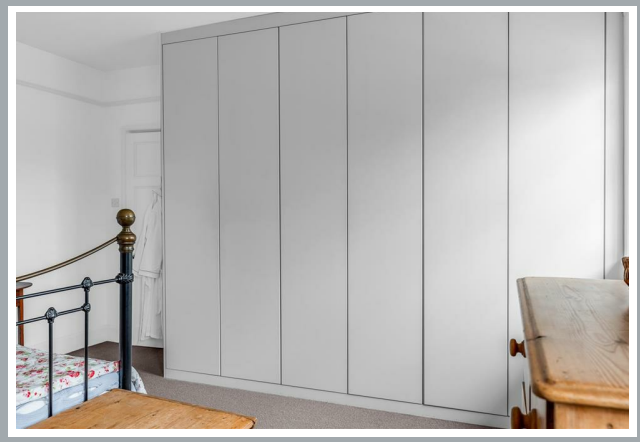






70 Fore Street, Hertford, Hertfordshire, SG14 1BY







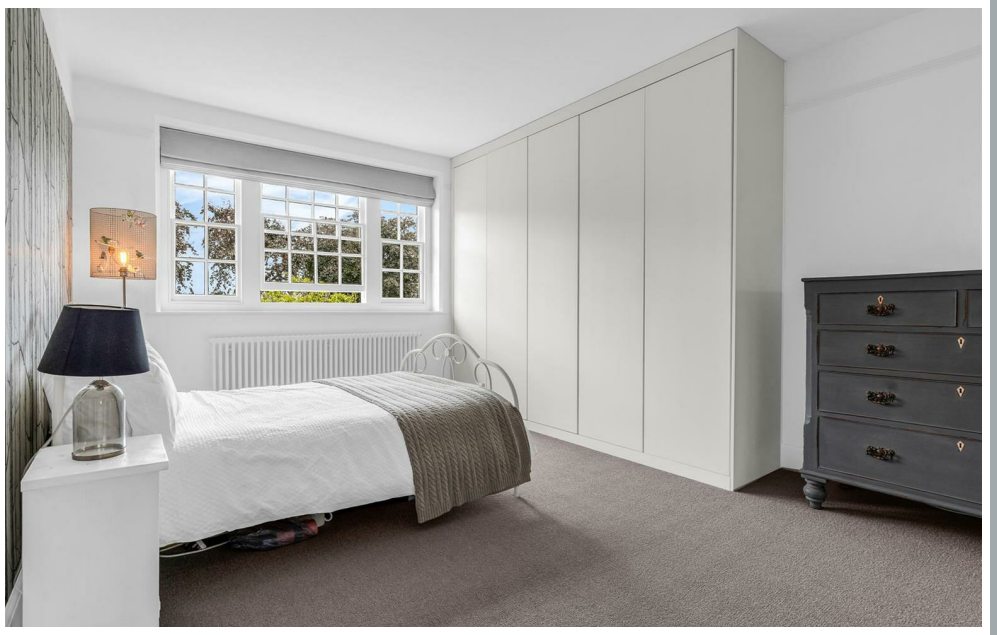


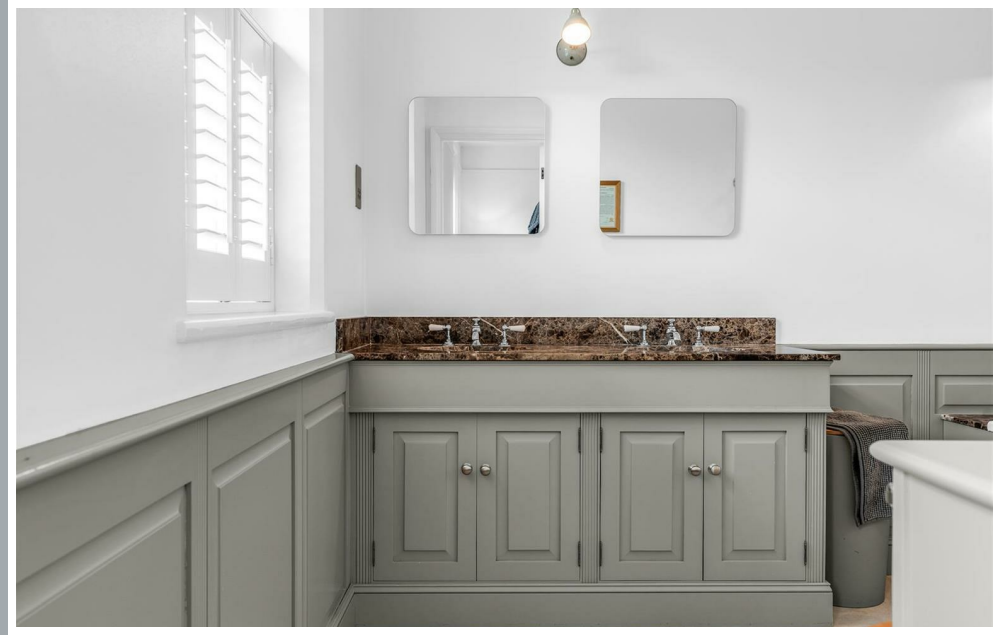


70 Fore Street, Hertford, Hertfordshire, SG14 1BY









70 Fore Street, Hertford, Hertfordshire, SG14 1BY





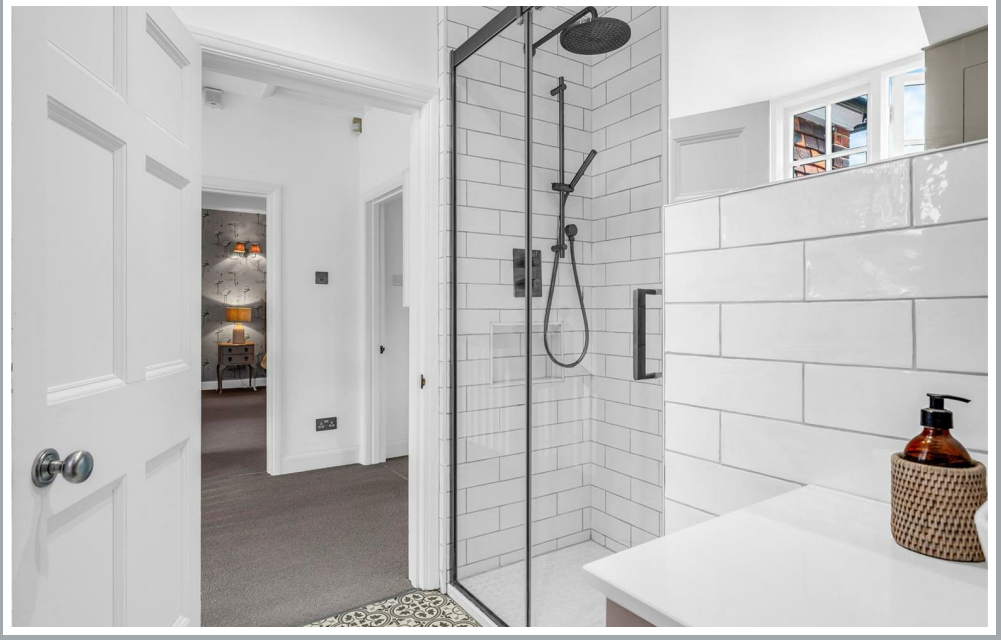


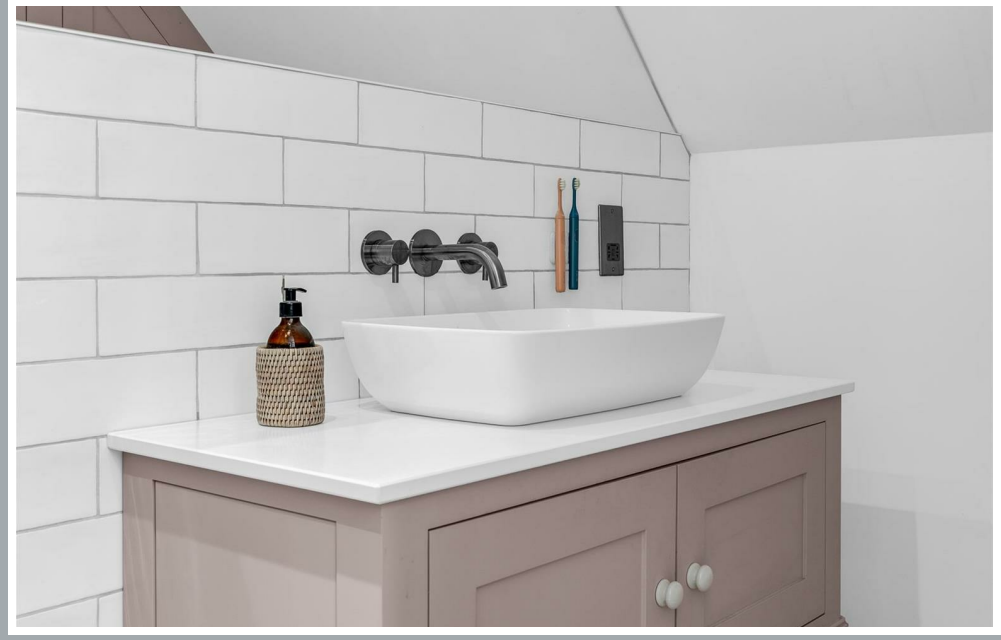


70 Fore Street, Hertford, Hertfordshire, SG14 1BY









70 Fore Street, Hertford, Hertfordshire, SG14 1BY









70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



Outbuilding
Area: 30.8 m² ... 332 ft²

Ground Floor
Area: 112.9 m² ... 1216 ft²

First Floor
Area: 93.2 m² ... 1003 ft²

Basement
Area: 9.1 m² ... 98 ft²

Second Floor
Area: 70.1 m² ... 755 ft²

Total Area: 316.2 m² ... 3403 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

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.

stevenoates.com