











Church Lane, Broxbourne, EN10 | Freehold

 4 Bedrooms  4 Bath/Shower Rooms  3 Reception Rooms  Garage and Driveway  Private Garden

 EPC Band TBC  Council Band: TBC  Broxbourne District Council

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Collection
TOWN | COUNTRY | EQUESTRIAN

Church Lane, Broxbourne

A fantastic detached family home completely remodelled by the current owners to an exceptional standard in a delightful location.

- ➔ Superb detached family home in a prime location
- ➔ Extremely high quality fixtures and finishes
- ➔ Extended to provide 3300 sq ft of spacious accommodation
- ➔ Stunning kitchen family room with complimenting utility room
- ➔ Living/cinema room
- ➔ Dining room and spacious office
- ➔ Principal suite with ensuite dressing and shower rooms

Description

A largely rebuilt home with around 3300 sq ft of light and spacious family living space set behind electric gates with ample secure parking and a very sunny rear garden backing onto countryside.

The house is a chalet style with a large entrance hall, with guest shower room, opening seamlessly into the main family space with bifold doors and windows overlooking the rear garden. The kitchen area is very well appointed with high quality fittings matched throughout and into the utility room area. The family seating area is thoughtfully designed with focal modern fireplace and looks out onto the rear garden via bifold doors. The sitting/cinema room is a relaxing comfortable space with starlight ceiling lighting and provisions for cinematic enjoyment including projector and cinema screen TV. The formal dining room overlooks the front gardens in addition there is a generous office which could be used alternatively for a playroom if required.

Upstairs the principal suite is complimented by an adjoining dressing room and a luxury shower room. The guest bedroom also benefits from a large ensuite shower room of similar quality. Two further double bedrooms, each with built in wardrobe storage, are served by the family bathroom with a four piece suite.

Outside the house is extremely private with double electric gates and ample off road parking leading to a large garage. The rear gardens are delightful with an open aspect to the rear over other gardens and countryside. The large patio has a southerly aspect and is an ideal size for outdoor entertaining, leading to a good size lawned area. There is outside storage to the side of the house.



Location

Broxbourne is a highly convenient location for access to London Liverpool Street in approx. 27 minutes for commuting to the city and access to the M25 is approximately 3 miles. Broxbourne High Street offers good amenities and Broxbourne Common offers an attractive recreational space adjoining St Augustine's Church. Schooling locally is held in high regard with various private and local comprehensive schools nearby, including Haileybury and Broxbourne School.

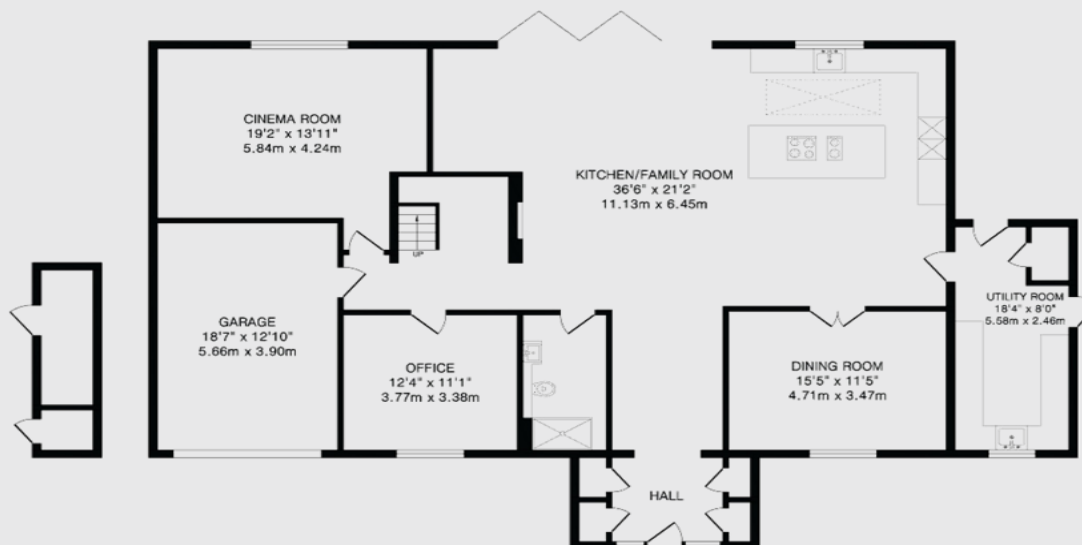








First Floor
1200 sq.ft.(111.5 sq.m)approx.



Outbuilding
54 sq.ft.(5.0 sq.m)approx.

Ground Floor
2101 sq.ft.(195.2 sq.m)approx.

TOTAL FLOOR AREA: 3355 sq.ft.(311.7 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

IMPORTANT INFORMATION:

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Contact one of our property experts today:

📞 01707331100 ✉ thecollection@ashtons.co.uk 🌐 ashtons.co.uk/the-collection

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