

EATON GARDENS, BROXBOURNE EN10



EXCELLENT OPPORTUNITY...! NESTED WITHIN THIS SOUGHT AFTER & DESIRABLE DEVELOPMENT IN BROXBOURNE. This IMPRESSIVE FIVE BEDROOM DETACHED FAMILY HOME OVER THREE FLOORS, OFFERING SPACIOUS MODERN ACCOMMODATION, either for a Large Family or Multiple Family Living, making it an Ideal Family Home For Many Years. Built to a HIGH SPECIFICATION THROUGHOUT.

The Property Thoughtfully Designed, Featuring THREE FAMILY ROOMS NICELY FITTED KITCHEN-BREAKFAST ROOM, FOUR FAMILY EN-SUITES, also FAMILY BATHROOM & SPACIOUS GROUND FLOOR CLOAKROOM, DETACHED GARAGE, OFF STREET PARKING For Vehicles & LANDSCAPED GARDENS. Situated within ACCESS TO LOCAL AMENITIES, Broxbourne Secondary School, Broxbourne Primary School, BROXBOURNE STATION providing an EXCELLENT SERVICE TO TOTTENHAM HALE (TUBE CONNECTION) LONDON'S LIVERPOOL STREET STATION along with The Popular Hertfordshire Golf & Country Club.

In Our Opinion Finished To A HIGH SPECIFICATION THROUGHOUT & Offers a Wonderful Opportunity To Purchase This Ready To Move In Home. VIEWING HIGHLY RECOMMENDED.

GUIDE PRICE: £900,000 FREEHOLD

PROPERTY DETAILS:

ENTRANCE:

Via Black panelled traditional Edwardian Style door leading into the reception hallway.

RECEPTION HALLWAY:

Spacious hallway with doors leading the three family rooms, kitchen-breakfast room, spacious cloakroom & stairs t the first floor landing.

GROUND FLOOR CLOAKROOM:

In Our opinion Spacious comprising low flus wc, pedestal/wash basin with mixer taps, radiator, spot lighting, extractor fan & marble effect tiling.

SNUG-STUDY:

9' 5" x 7' 10" (2.87m x 2.39m)

Radiator, double glazing to front aspect & TV point.

LOUNGE:

17' 0" x 12' 10" (5.18m x 3.91m)

Spacious & Airy room over looking the rear gardens, laminated flooring, radiator, TV point, spot lighting & double glazed panelled windows to double doors opening onto the rear gardens.

DINING ROOM:

11' 10" x 9' 8" (3.61m x 2.95m)

Laminated flooring, radiator & double glazed doors leading onto the rear gardens.

KITCHEN-BREAKFAST ROOM:

15' 10" x 10' 0" (4.83m x 3.05m)

In Our Opinion Nicely fitted to a High Specification & Standard, comprising fitted units with Quartz worktop surfaces inserted one and a half bowl sink unit with mixer tap combining hot tap , concealed wall mounted Valliant oiler, built-in appliances of large fridge, built-in freezer, built-in NEFF washing machine, built-in Bosch dish washer, AEG induction built-in hob with stainless extractor hood, feature lighting, AEG double oven, marble effect tiling, radiator & dual aspect double glazed windows.

FIRST FLOOR LANDING:

Built-in cupboard housing immersion tank, doors leading to bedrooms, family bathroom, stairs to second floor landing & double glazed window to front aspect.

MASTER BEDROOM ONE:

14' 0" x 13' 0" (4.27m x 3.96m)

Fitted wardrobes, radiator, double doors to Juliet Balcony, double glazed window to rear aspect & door leading to en-suite.

EN-SUITE:

Comprising wash basin with mixer taps, low flush wc, panelled bath with mixer taps, tiled flooring, shaver point, extractor fan, heated towel-radiator & spot lighting.

BEDROOM TWO:

13' 5" x 9' 0" (4.09m x 2.74m)

Fitted wardrobes, radiator, double glazed window to rear aspect & door to en-suite.

EN-SUITE:

Wash basin with mixer taps, low flush wc, walk-in double shower cubicle, spot lighting, extractor fan, tiled flooring & heated towel-radiator.

BEDROOM THREE:

10' 0" x 9' 0" (3.05m x 2.74m)

Double glazed window to front aspect & radiator.

FAMILY BATHROOM:

Spacious family suite, comprising panelled bath with mixer taps with additional shower mixer & head, pedestal wash basin with mixer taps, low flush wc, partly tiled walls, tiled flooring. heated towel-radiator & double glazed window to front aspect.

SECOND FLOOR LANDING:

Radiator & door leading to bedrooms four & five.

BEDROOM FOUR:

22' 0" x 10' 0" (6.71m x 3.05m)

Fitted wardrobes, radiators, spot lighting, double glazed window to aspect along with door to en-suite.

EN-SUITE:

Walk-in shower cubicle, low flush wc, wash hand basin with mixer taps, tiled flooring, partly tiled walls, heated towel-radiator & Velux window to aspect.

BEDROOM FIVE:

24' 0" x 9' 9" (7.32m x 2.97m - Narrowing to 8'5)

Fitted wardrobes, radiators, double glazed windows to dual aspect

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. Furthermore we do not usually have access to property deeds or lease documents when preparing these property particulars and prospective purchasers should reply only on information given by their solicitors on relevant matters. Measurements are intended to provide a guide as to whether or not a property is likely to be suitable to view and should not be relied upon for the purposes of fit or calculating area.

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& door to en-suite.

EN-SUITE:

Walk-in shower cubicle, wash hand basin with mixer taps, low flush wc, tiled flooring, partly tiled walls, spot lighting & heated towel-radiator.

EXTERIOR:

FRONT:

Block paved, off street parking for vehicles, side pedestrian leading to the rear gardens & garage.

REAR:

In our Opinion, Wonderfully landscaped gardens, featuring brick built raised elevation with artificial grass with borders & feature lighting exterior tap, patio area, side pedestrian access & door leading to the garage.

GARAGE:

3' 5" x 10' 5" (1.04m x 3.17m)

In Our Opinion, double garage in length with electric up & over door, power & lighting with pitched roof.

ADDITIONAL NOTES:

The Property In Our Opinion Represents A Wonderful Opportunity to Purchase This Outstanding Sizeable Family Home within This Private Cul-De-Sac in EN10 - Broxbourne Area. Featuring four En-Suites, Additional Toilets, Nicely Presented, in Immaculate Conditions Throughout. Ready To Move Into..!

Please Note: The Property is being Marketed with a Guide Price of In The Region Of £900,000.00-£950,000.00 with Offers In Excess Of £900,000.00, Subject To Conditions & Contract.

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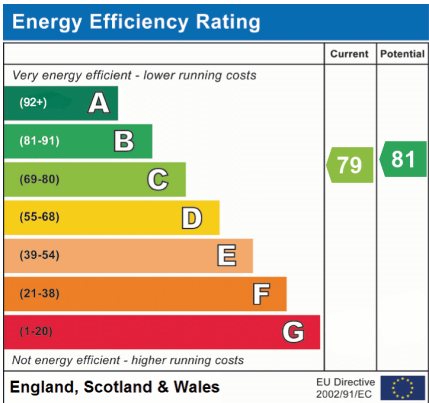
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Eaton Gardens Broxbourne, EN10 6SA

Approximate Gross Internal Floor Area : 191.50 sq m / 2061.28 sq ft (Excluding Garage)
Garage Area : 34.80 sq m / 374.58 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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