



4 Carnaby Road, Broxbourne, EN10 7EG

Price Guide £1,750,000

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# 4 Carnaby Road

Broxbourne, EN10 7EG

- FIVE DOUBLE BEDROOM EXECUTIVE DETACHED HOUSE
- PRESTIGIOUS RESIDENTIAL LOCATION
- 25FT LOUNGE
- SITTING ROOM / STUDY
- DOWNSTAIRS SHOWER ROOM / UTILITY ROOM
- LUXURY FITTED KITCHEN / DINER
- 27FT MASTER BEDROOM WITH LUXURY EN SUITE BATH / SHOWER ROOM
- TWO FAMILY BATHROOMS
- SOUTH FACING REAR GARDEN
- LARGE DRIVEWAY AND GARAGE

**\*\*VENDOR SUITED\*\*** KIRBY COLLETTI are delighted to offer this most IMPRESSIVE FIVE DOUBLE BEDROOM EXECUTIVE DETACHED HOUSE which is located in Broxbourne's most prestigious residential location within a short walk to The Broxbourne School, Local Shops & Restaurants and Broxbourne Railway Station with its excellent service into London.

Some of the many features include 25ft Lounge, Sitting Room, Study, Luxury Fitted Kitchen/Diner, Utility Room, 27ft Master Bedroom with Luxury En-Suite Bath/Shower Room, En Suite to Bedroom Two, Two further Family Bathrooms, uPVC Double Glazing, South Facing Rear Garden, Garage & Gated Driveway.



## ACCOMMODATION

### RECEPTION HALL

### GROUND FLOOR SHOWER ROOM

8'7 x 6'10 (2.62m x 2.08m)

### LOUNGE

25'5 x 17'6 (7.75m x 5.33m)

**STUNNING KITCHEN/DINER** 21' x 17 (6.40m x 5.18m)

**UTILITY ROOM** 11'5 x 5'10 (3.48m x 1.78m)

**SNUG / SITTING ROOM** 22'4 x 11'3 (6.81m x 3.43m )

**STUDY/HOME OFFICE** 10'3 x 7'9 (3.12m x 2.36m)

**FIRST FLOOR LANDING** 26 x 9'5 (7.92m x 2.87m )

**MASTER BEDROOM** 27'10 x 11'3 (8.48m x 3.43m )

**EN SUITE BATH/SHOWER ROOM**  
11'7 x 10 (3.53m x 3.05m )



**DRESSING ROOM / BEDROOM FIVE**

11'4 x 10'2 (3.45m x 3.10m)

**BEDROOM TWO**

17'1 x 10'1 (5.21m x 3.07m )

**EN SUITE SHOWER ROOM / W.C**

7'9 x 6'9 (2.36m x 2.06m)

**BEDROOM THREE**

17'1 x 11'2 (5.21m x 3.40m)

**BEDROOM FOUR**

17'6 x 11'4 (5.33m x 3.45m)

**FAMILY BATH / SHOWER ROOM**

9'4 x 6'8 (2.84m x 2.03m)

**2ND BATHROOM/W.C**

10 x 6'8 (3.05m x 2.03m)

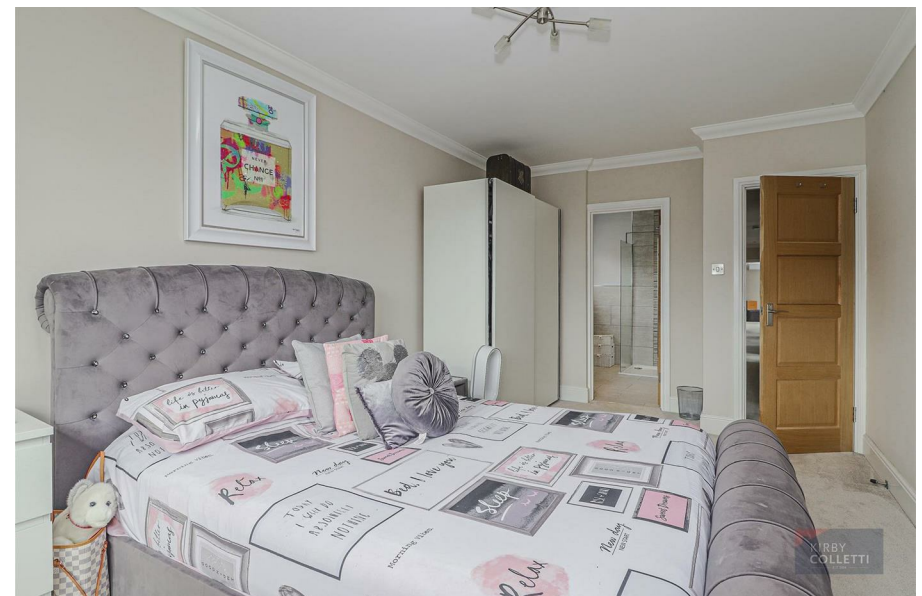
**OUTSIDE**

**FRONT GARDEN**

**GARAGE**

17'3 x 15'10 (5.26m x 4.83m)

**REAR GARDEN**

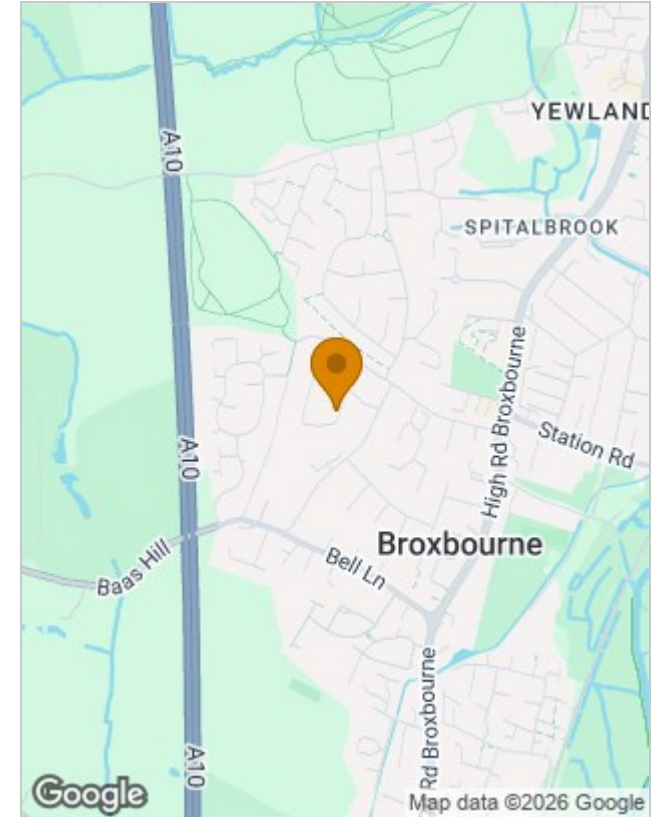




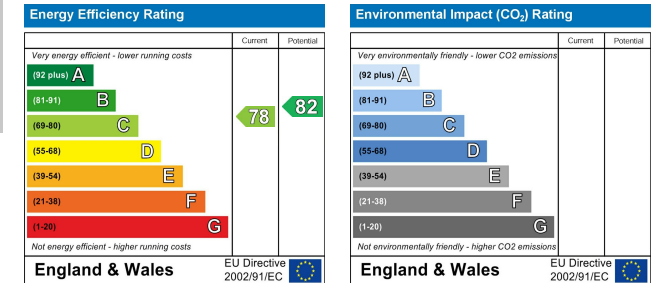
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.