



Walton House, 107 High Road, Broxbourne, EN10 7BW

Guide Price £1,650,000





Walton House, 107 High Road

Broxbourne, EN10 7BW

- Stunning Georgian Detached House
- Many Original Features
- Detached Double Garage
- Catchment For Excellent Schooling
- 5 Double Bedrooms
- 1/3 Of An Acre Plot
- Rare Opportunity
- Approx 3900 Sq Ft
- Short Walk to B R Station
- Neatly Tended Gardens

OFFERED WITH NO UPWARD CHAIN !! A TRULY MAGNIFICENT FIVE BEDROOM DETACHED GEORGIAN RESIDENCE which has been lovingly maintained over recent years by it's present owners.

The house was originally called Walton Lodge and was built in early 1800's making it late Georgian/Regency on land owned by Lord Monson of Broxbournebury. Later additions were added in Victorian times and also 1900's History wise Mr Charles Wells was born here in 1841 (a gambler who after winning one and a half million Francs inspired the song "The man who broke the bank at Monte Carlo. It's rumoured the Queen Mother made an unofficial visit.

The property has retained a wealth of original features yet still offers excellent modern living accommodation which is approaching 4000sq ft. Lying on a most attractive plot of a 1/3 of acre with neatly tended gardens and ample parking alongside a Detached Double Garage.

Located within minutes walk to Broxbourne Sports Club and Broxbourne Railway Station with its excellent service into London's Liverpool Street. & Tottenham Hale. Also within the catchment for excellent schooling for all ages.



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ACCOMMODATION

IMPRESSIVE RECEPTION HALL	16'5" x 12'2" (5.0 x 3.7)
DINING ROOM	15'9" x 12'2" (4.8 x 3.7)
LOUNGE	22'8" x 17'5" (6.9 x 5.3)
CONSERVATORY	23'4" x 12'6" (7.1 x 3.8)
KITCHEN/BREAKFAST ROOM	15'1" x 11'6" (4.6 x 3.5)
MORNING ROOM	9'10" x 7'7" (3.0 x 2.3)
LOWER GROUND FLOOR	
W.C	
LOWER GROUND HALL	
SITTING ROOM	17'5" x 14'1" (5.3 x 4.3)
LAUNDRY ROOM	7'7" x 7'3" (2.3 x 2.2)
BOILER ROOM	17'5" x 10'2" (5.3 x 3.1)
STORE ROOM	6'11" x 5'11" (2.1 x 1.8)



FIRST FLOOR ACCOMMODATION

FIRST FLOOR LANDING

MASTER BEDROOM 23'11" x 17'9" (7.3 x 5.4)

BEDROOM 2 17'5" x 14'1" (5.3 x 4.3)

EN SUITE SHOWER ROOM

BEDROOM 3 13'9" x 13'1" (4.2 x 4.0)

BATHROOM/W.C

2ND FLOOR LANDING

BEDROOM 5 12'6" x 11'2" (3.8 x 3.4)

BEDROOM 4 18'8" x 14'1" (5.7 x 4.3)

OUTSIDE

FRONT GARDEN

REAR GARDEN

DETACHED DOUBLE GARAGE

FLOORPLANS





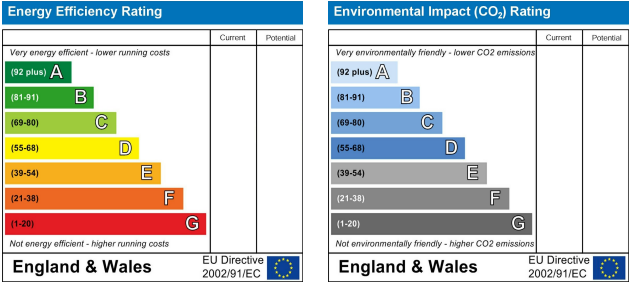
Floor Plans



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.