



4 Carnaby Road, Broxbourne, EN10 7EG

Price Guide £1,850,000



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**KIRBY
COLLETTI**
EST 2004

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4 Carnaby Road

Broxbourne, EN10 7EG

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

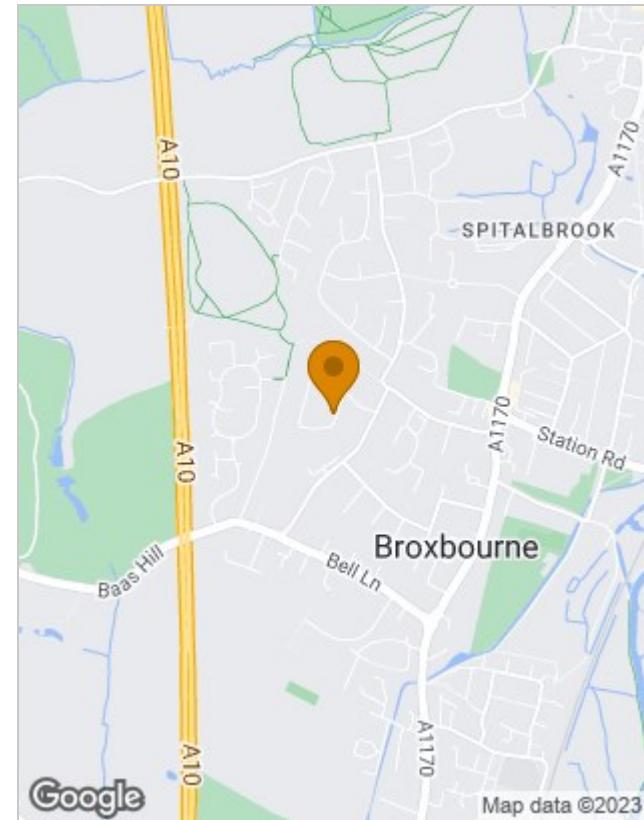




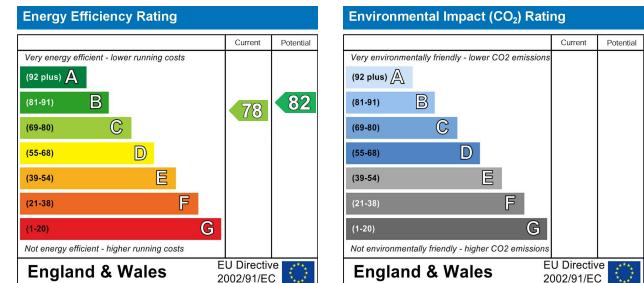
Floor Plans



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.