



SIMPLY HOMES

Carnaby Road  
Broxbourne EN10 7EQ

Price Guide £2,399,950



# Carnaby Road

Broxbourne EN10 7EQ

Beautifully Finished & Modernised - Boasting 5-Bedrooms, 5-Bathrooms, 3-Reception Rooms and a large kitchen/Diner, this detached family home is set upon the hugely popular residential location of Carnaby Road, Broxbourne. This sizeable property has been tastefully updated by the current owners with just over 5500sq ft of accommodation.

Enter via the grand entrance hallway where you'll discover the 3 principal reception rooms, including a grand living room with feature fireplace and dual French doors to the garden, a study, and a dining room with front-aspect bay window. The fully refurbished kitchen/breakfast room features a large kitchen island, a range of base and eye level units with integrated appliances and French doors to the garden. The kitchen is served by a separate utility with direct side access to the garden.

To the first floor that is accessed via a spacious landing, there are 4 double bedrooms, with 3 of said bedrooms with their own dressing room and each with their own individual deluxe en-suite.

To the recently converted second floor, again accessed via a spacious landing leading to a fifth bedroom, recreation room with balcony, dressing area and fully tiled en-suite.

The exterior of the property consists of the private and wonderfully landscaped rear garden, formed around the newly installed swimming pool. The garden also features its own purpose-built pool house and is predominantly laid to lawn, bordered by mature shrubs and trees. Returning to the front of the property, featuring an integral garage, gated and recently re-paved driveway, providing ample parking for several cars.

Carnaby Road is located within easy reach for commuters and just a short walk to Broxbourne Station which offers a fast frequent service to London's Liverpool Street, Tottenham Hale, Cambridge and Stansted Airport. The property is situated a stone's throw from the A10, M25, M11 and A414 and is within walking distance of Hoddesdon town centre.







### - Summary -

**Reception Hall**

**Study**

**WC/Cloakroom**

**Dining Room**

**Lounge**

**Kitchen/Family Room**

**Breakfast Area**

**Utility Room**

**Garage**

### - First Floor -

**Landing**

**Master Bedroom**

**Dressing Room**

**En-suite**

**Bedroom Two**

**Dressing Room**

**En-suite**

**Bedroom Three**

**Dressing Area**

**En-suite**

**Bedroom Four**

**En-suite**

### - Second Floor -

**Reception Room/Bedroom Five**

**Shower Room**

**WC/Cloakroom**

### - Exterior -

**Gated Driveway**

**Front Garden**

**Rear Garden**

**Swimming Pool**

**Pool House**

11'5" x 9'2" (3.50 x 2.80)

16'8" x 13'1" (5.10 x 4.0)

24'3" x 19'0" (7.40 x 5.80)

28'10" x 18'8" (8.80 x 5.70)

12'5" x 10'9" (3.80 x 3.30)

23'11" x 9'10" (7.30 x 3.0)

19'8" x 15'8" (6.0 x 4.80)

19'4" x 18'4" (5.90 x 5.60)

13'1" x 8'10" (4.0 x 2.70)

8'10" x 6'6" (2.70 x 2.0)

19'4" x 18'4" (5.90 x 5.60)

13'1" x 11'5" (4.0 x 3.50)

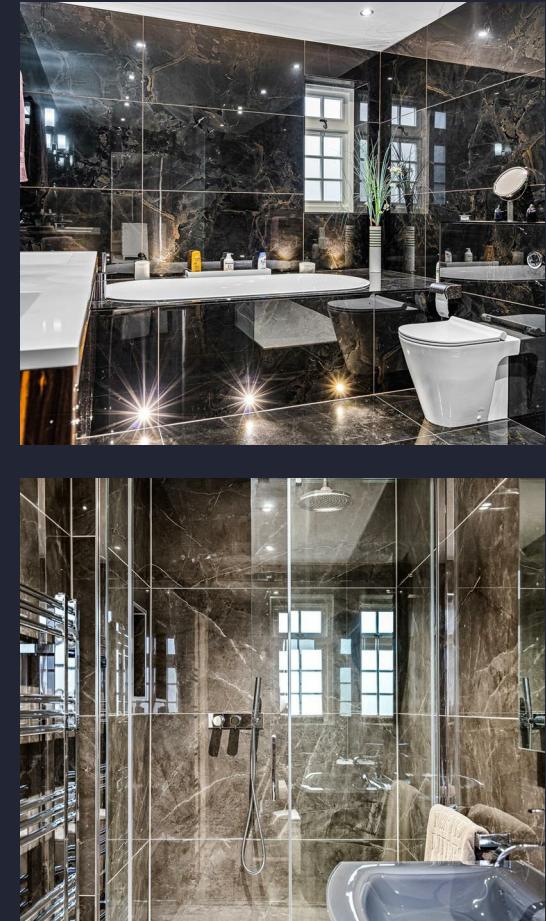
13'1" x 9'2" (4.0 x 2.80)

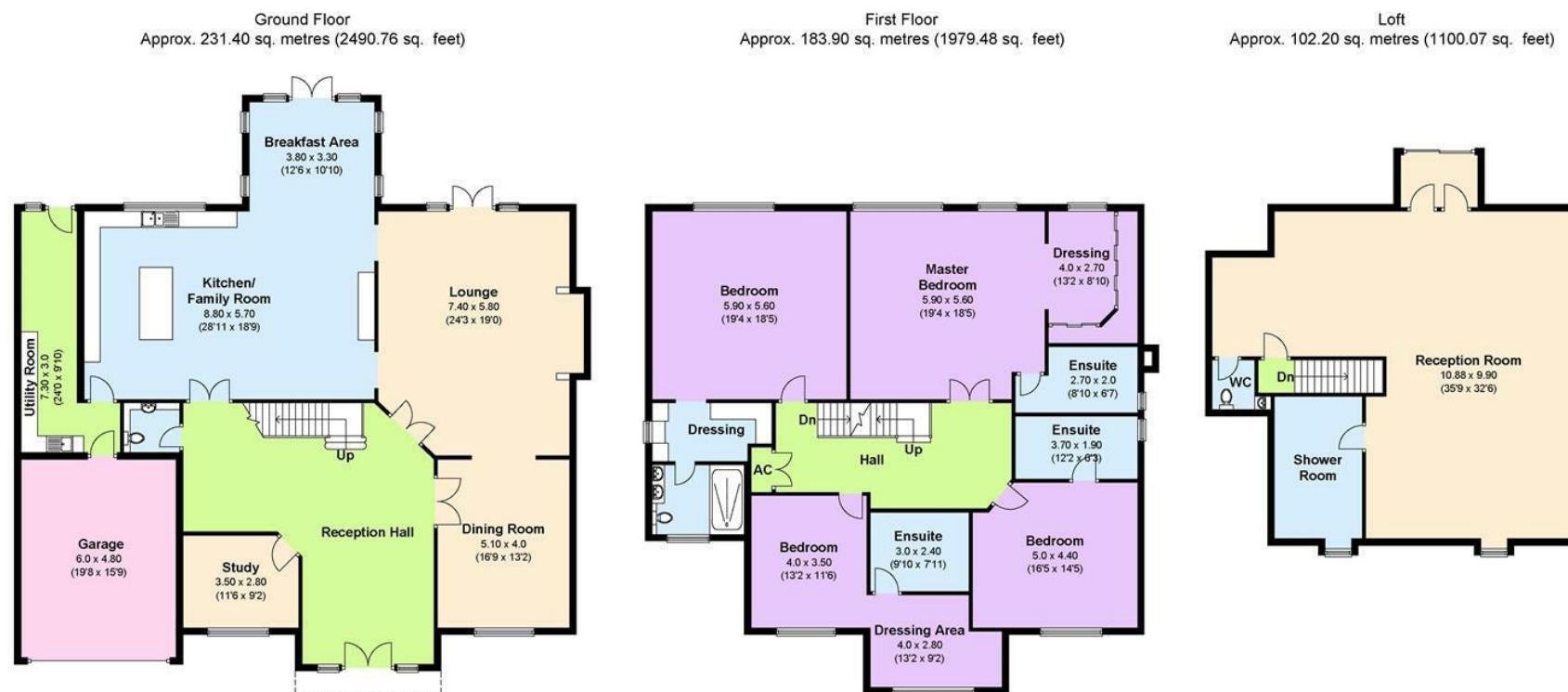
9'10" x 7'10" (3.0 x 2.40)

16'4" x 14'5" (5.0 x 4.40)

35'8" x 32'5" (10.88 x 9.90)







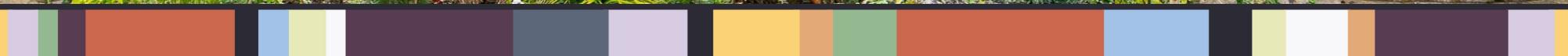
Total area: approx. 517.50 sq. metres (5570.31 sq. feet)  
(Including Garage)

Garage Area. 28.20 sq. metres (303.54 sq. feet)









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