



43, Carnaby Road, Broxbourne

EN10 7EG

Offers In Excess Of £1,525,000



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## 43 Carnaby Road, Broxbourne, Herts, EN10 7EG

An exceptional and rare opportunity to acquire this substantial detached family residence, set on one of the largest plots on the highly sought-after Carnaby Road, extending to approximately 0.75 acres. Offering an impressive 4,556 sq ft of beautifully arranged accommodation across three floors. The ground floor welcomes you with a stunning entrance hallway, leading to a spacious lounge, refined sitting room and an expansive kitchen/dining area. Additional features include a ground floor shower room and a striking wrap-around conservatory that enjoys views over the mature grounds. On the first floor, a galleried landing provides access to five well-proportioned bedrooms. The principal suite benefits from a private dressing area and en-suite bathroom, complemented by a family bathroom serving the remaining bedrooms. The second floor offers a further generously sized bedroom.

Externally, the property is set within beautifully maintained, mature grounds featuring a variety of outbuildings, including a self-contained annexe. A sweeping carriage driveway provides ample off-street parking for multiple vehicles, while the secluded rear garden offers a high degree of privacy. There is also excellent potential for further extension, subject to the necessary planning permissions (STPP). Offered to the market with no onward chain, early viewing is highly recommended and strictly by appointment only.

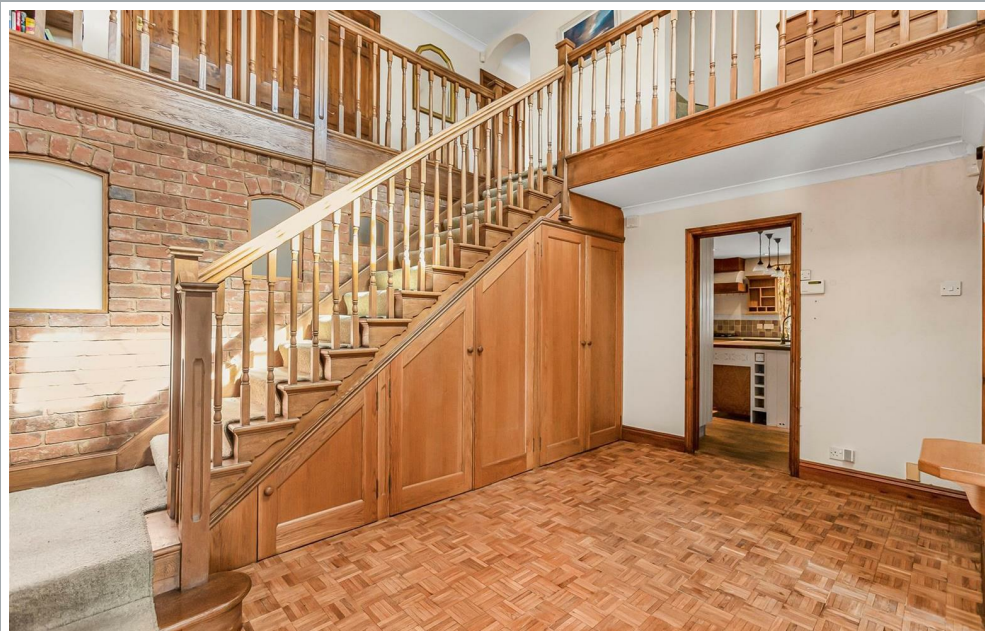
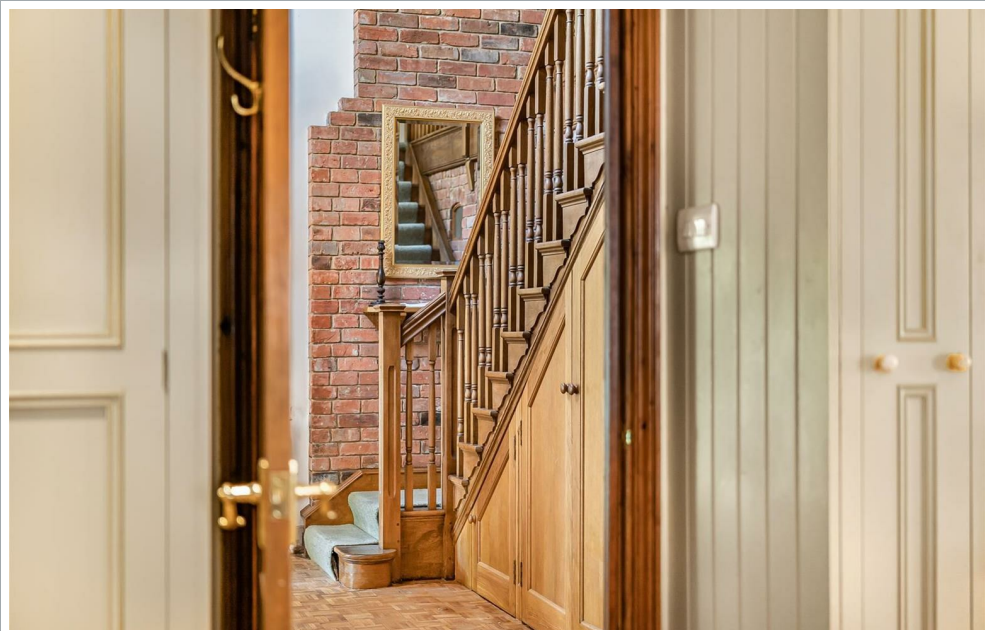
Carnaby Road is located within this highly sought after, leafy residential area, within easy reach of Broxbourne train station which offers fast services to London's Liverpool Street (approx. 30 mins). Broxbourne offers a good variety of local shops with a larger selection only a short drive away in Brookfield Farm. Excellent schooling is also closeby with The Broxbourne School, Sheredes and Haileybury College all within a short distance away.



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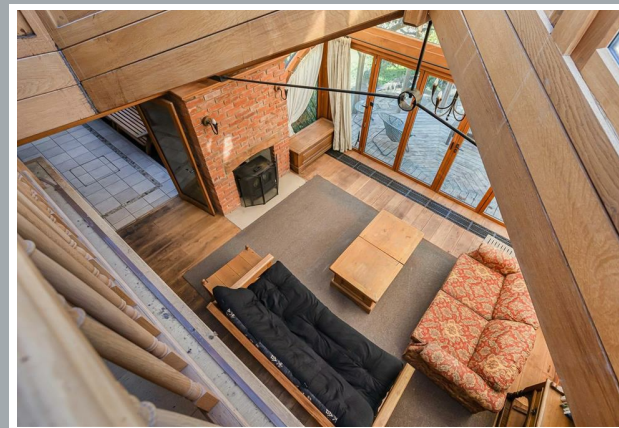
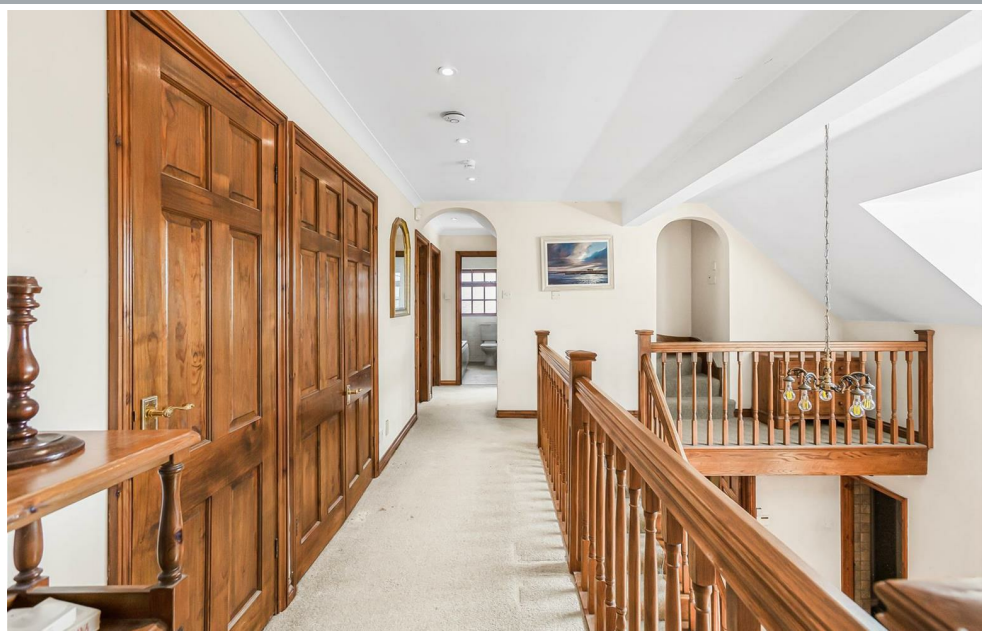




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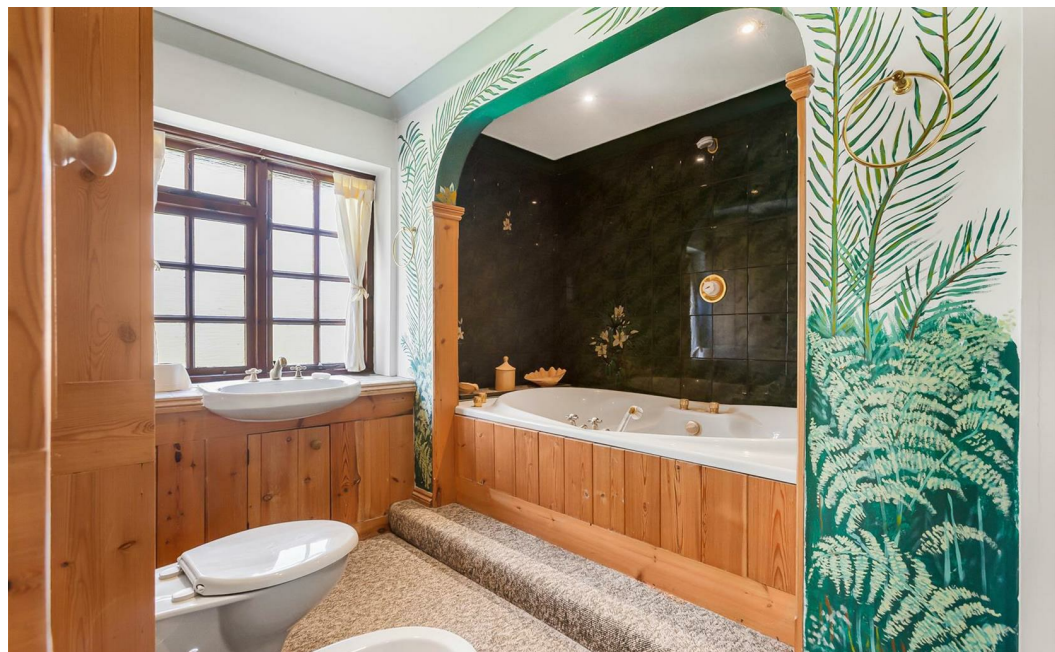


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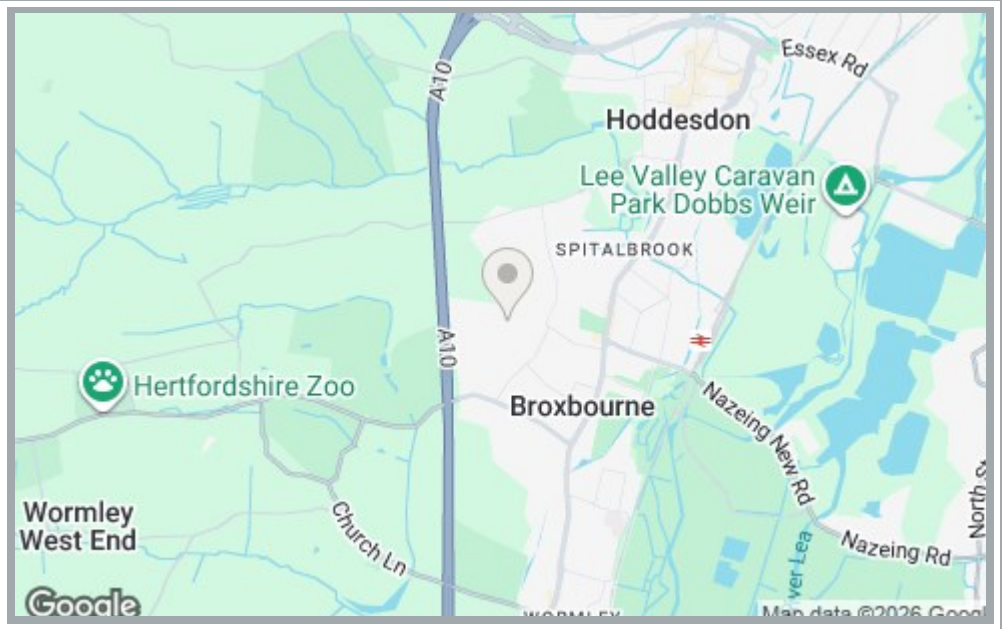


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Approximate Gross Internal Area 4556 sq ft - 422 sq m  
(Including Garage & Excluding Outbuilding)  
Ground Floor Area 2985 sq ft - 277 sq m  
First Floor Area 1361 sq ft - 126 sq m  
Second Floor Area 210 sq ft - 19 sq m  
Outbuilding Area 1099 sq ft - 102 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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