

# Lanes

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**12 St. Catherines Road, Broxbourne, EN10 7LG**

**Offers In Excess Of £1,750,000**

Welcome to this exceptional Victorian villa on St. Catherine's Road, one of Broxbourne's most prestigious and historically significant addresses. Developed in the late 19th century, the road is renowned for its period architecture, with many homes designed by the famous architect Reginald Blomfield, who not only contributed to the elegant aesthetic of the area but also invented the electricity pylon. St. Catherine's Road remains one of Broxbourne's most desirable and rarely available locations, celebrated for its timeless appeal and rich history and close proximity to Broxbourne Train Station offering direct links to London Liverpool Street.



### Property Description

This five-story Victorian home seamlessly blends traditional elegance with modern comforts, offering expansive accommodation perfect for contemporary family living. You're welcomed into a charming entrance vestibule, which leads to a grand central hallway. On the upper ground floor, two substantial reception rooms are currently used as a formal dining room and a living room, these spaces exude character with large, light-flooded windows, intricate coricing, and stunning original fireplaces. The living room, in particular, stands out with its stylish interior and warm, cosy ambiance, creating an inviting space for relaxed evenings, especially during the colder months.

The heart of the home, however, is the breathtaking kitchen-breakfast room, where period charm meets modern convenience. The kitchen features a farmhouse-style design with shaker cabinetry adorning three walls, integrated appliances, and a central island unit that serves as both a functional workspace and a focal point for the room. The vaulted ceiling in the breakfast area, complete with Velux windows and contemporary suspended lighting, bathes the space in natural light. A set of double doors opens onto a south-facing wrap-around terrace, offering seamless indoor-outdoor living and providing the perfect vantage point to enjoy views over the beautifully landscaped rear garden.

The lower ground floor is a testament to this home's versatility, offering a range of leisure and entertainment spaces. The current owners have thoughtfully designed this level to include a state-of-the-art gym, a luxurious sauna and steam room, a wine cellar, an office area, and an impressive open-plan entertainment zone. This entertainment area is divided into two distinct spaces – a sitting room for more casual gatherings and a cinema room for a true home-theatre experience.

The upper floors are equally impressive, with five generously proportioned double bedrooms and an adaptable loft room that could serve as a playroom, studio, or additional bedroom. The first three bedrooms feature private en-suite bathrooms, designed with modern fixtures and finishes. The remaining two bedrooms share a large, well-appointed family bathroom, offering comfort and convenience for a growing family.

Externally, the property is approached via a wide, attractive driveway, offering off-road parking for multiple vehicles. Additional parking is available in the garage, which benefits from internal access through the utility room. The home sits on a sizeable, south-facing plot, ensuring plenty of natural light throughout the day. The wrap-around terrace, accessible from the kitchen-breakfast room, provides a fantastic space for al fresco dining or simply enjoying the serene garden views. The garden itself is mostly laid to lawn, with mature trees and shrubs framing the boundaries, offering both privacy and a sense of tranquility. A sizeable patio area extends from the lower ground floor, creating a second outdoor seating space that connects directly to the entertainment zone inside.

This home's prime location further enhances its appeal. St. Catherine's Road is perfectly positioned for access to excellent local schools, and the property is within walking distance of both Hoddesdon and Broxbourne, a short drive to Hertford. Broxbourne Station is just 650 yards away, and as mentioned offers direct rail links to London and Cambridge, making it an ideal base for commuters.

### Upper Ground Floor

#### Hallway

#### Dining Room

17'1 x 16'10 (5.21m x 5.13m)

#### Living Room

18'14"2 (5.49m x 0.61m)

#### Kitchen / Breakfast room

30'1 x 13'7 (9.17m x 4.14m)

#### Utility Room

10 x 8'11 (3.05m x 2.72m)

#### Garage Workshop

19'7 x 10'8 (5.97m x 3.25m)

### Ground Floor

#### Hallway

15'4 x 11 (4.67m x 3.35m)

#### Lower Sitting Room

17'7 x 13'9 (5.36m x 4.19m)

#### Cinema Area

16'5 x 13'9 (5.00m x 4.19m)

#### Office / Snug

12'9 x 8'10 (3.89m x 2.69m)

#### Gymnasium / Sauna Steam Area

21'9 x 17'7 max (6.63m x 5.36m max)

### First Floor

#### Bedroom One

18 x 13'9 ( up to wardrobe ) ( 5.49m x 4.19m ( up to wardrobe ) )

GROUND FLOOR

1ST FLOOR

2ND FLOOR

3RD FLOOR

4TH FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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2 Market Street, Hertford, SG14 1BD

Tel: 01992 582 000 Email: [he@lanesproperty.co.uk](mailto:he@lanesproperty.co.uk) [www.lanesproperty.co.uk](http://www.lanesproperty.co.uk)

