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Abbots Mead Carneles Green, Broxbourne, EN10 7QB

£1,600,000

This expansive and adaptable family house covers over 4,500 sq ft across two floors, offering a south-facing garden with stunning countryside views. The ground floor features a reception room, kitchen, dining room, snug, games room, cinema room, shower room/WC, and a double garage currently used as a gym.

On the first floor, the house is configured with a spacious principal suite that includes a bedroom, bathroom, dressing area, and an additional room used as a walk-in wardrobe. There is also a guest bedroom with en suite shower room, office/further bedroom, and bathroom. Previously, the first floor hosted four bedrooms, with a fifth bedroom located on the ground floor. There is an exceptional amount of storage space throughout.

A separate studio, currently used as a soundproofed music studio, is situated in the garden. A versatile space with kitchenette and WC.

Located along the charming Church Lane in Broxbourne, this property is approached via a circular gated driveway with ample parking for multiple cars. It offers excellent access to London, with convenient road links via the



Door To

Dining Room
28'1 x 14'1 (8.56m x 4.29m)

Sitting Room
24'0 x 18'1 (7.32m x 5.51m)

Kitchen
18'8 x 11'9 (5.69m x 3.58m)

Utility Room

Cinema Room/Bedroom
14'11 x 9'11 (4.55m x 3.02m)

Snug/Bedroom
11'10 x 10'4 (3.61m x 3.15m)

Ground Floor Shower Room

Games Room
21'8 x 19'5 (6.60m x 5.92m)

Garage/Gym
21'9 x 18'2 (6.63m x 5.54m)

First Floor Landing

Office/Bedroom Three
11'10 x 9'7 (3.61m x 2.92m)

Bathroom

Bedroom Two
14'7 x 12'6 (4.45m x 3.81m)

En-Suite

Master Bedroom
21'9 x 15'10 (6.63m x 4.83m)

En-Suite

Walk in Wardrobe

Studio
15'11 x 12'9 (4.85m x 3.89m)

Kitchen

Cloakroom

Front
Carriage Driveway

Rear
Patio with laid lawn overlooking fields

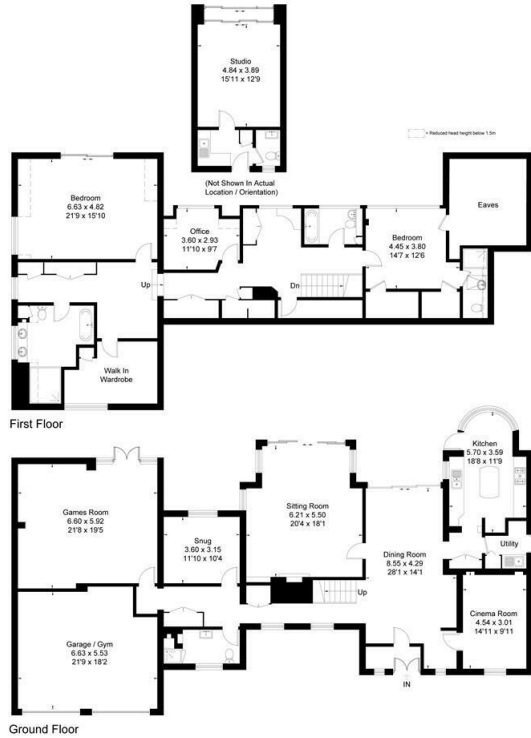
Reference
CH6539/PL/PL/PL/18022025 - Broxbourne Estate Agent

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

CARNELES GREEN BROXBOURNE, EN10

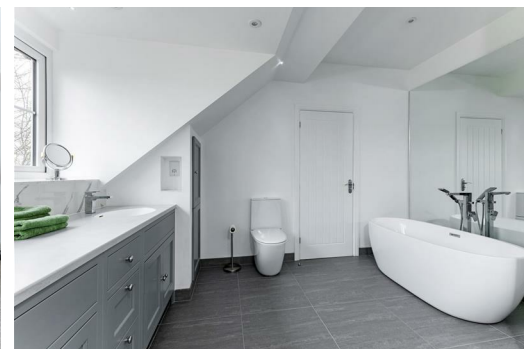
Approximate Floor Area = 356.5 sq m / 3837 sq ft
 Outbuilding = 28.7 sq m / 309 sq ft
 Garage = 35.8 sq m / 385 sq ft
 Total = 421 sq m / 4531 sq ft (Including Eaves)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only @fourwalls-group.com #65652

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



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