



Estate Agents • Lettings • Land & New Homes



Abbots Mead Carneles Green, Broxbourne, EN10 7QB

£1,495,000

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, bedroom, 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, further bedroom, and bathroom. There is an exceptional amount of storage space throughout.

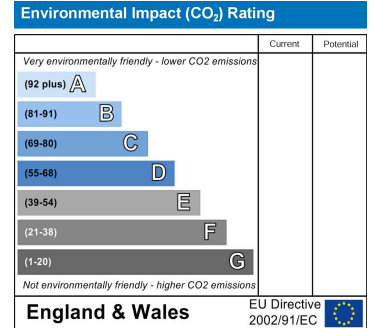
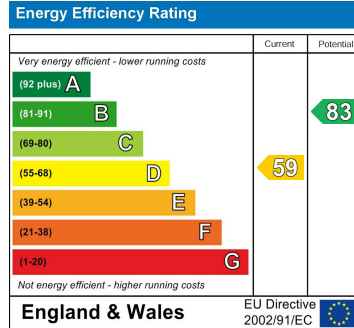
A separate studio, currently used as a soundproofed music studio, is situated in the garden. A versatile space with kitchenette and WC.

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)
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
Bedroom
 11'10 x 9'7 (3.61m x 2.92m)
Bathroom
Bedroom
 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



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.

