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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)

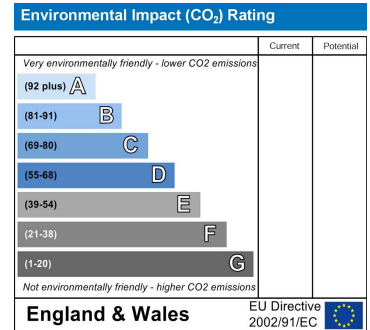
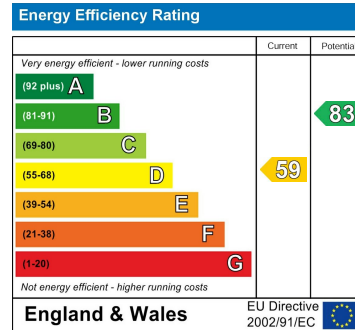
Kitchen

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.

