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28 Eaton Gardens, Broxbourne, EN10 6SA

£950,000

****OPPORTUNITY NOT TO BE MISSED**** We are thrilled to offer this stunning and spacious five-bedroom detached family home, located in an exclusive development within a peaceful and Private cul-de-sac, situated just a short walk from Broxbourne School and Broxbourne Train Station, this property provides the perfect blend of convenience and comfort.

Spanning approximately 2400 sq ft over three floors, this immaculately presented home boasts five generous double bedrooms, four of which are En-suite, and a stylish three-piece family bathroom. There is also plenty of storage throughout.

The heart of the home is the open-plan kitchen/diner, ideal for family gatherings, while the separate lounge / snug provides a relaxed space to unwind. Additionally, there is a downstairs W/C, and a separate dining room with double doors that lead out to a large, secluded and unoverlooked rear garden.

Further highlights include a triple garage which could be used as a Studio / Games Area, a driveway for two cars. An early viewing is highly recommended to fully appreciate the scale and quality of this magnificent property.



Hallway

Snug

9'8 x 7'10 (2.95m x 2.39m)

Lounge

15'3 x 10'3 (4.65m x 3.12m)

Family / lounge Area

13'8 max x 11'5 (4.17m max x 3.48m)

Kitchen

13'2 x 12'8 (4.01m x 3.86m)

First Floor

Bedroom One

15;4 x 14'9 max (4.57m;1.22m x 4.50m max)

En-Suite

Bedroom Two

11'1 x 9'9 (3.38m x 2.97m)

Bedroom Three

10'4 x 8'7 (3.15m x 2.62m)

Second Floor

Bedroom Four

21'11 max x 9'11 (6.68m max x 3.02m)

Bedroom Five

24'2 x 9 max (7.37m x 2.74m max)

En-Suite

Garage Area

16'3 x 10'6 (4.95m x 3.20m)

Studio / Games Area

16'10 x 10'7 (5.13m x 3.23m)

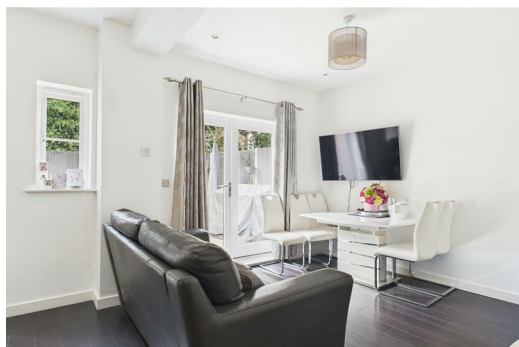
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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		



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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