

# Lanes

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28 Eaton Gardens, Broxbourne, EN10 6SA

Offers In Excess Of £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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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<b>Approximate total area<sup>#</sup></b>	1850.41 ft <sup>2</sup>
<b>Reduced headroom</b>	51.49 ft <sup>2</sup>
(1) Excluding balconies and terraces	
<b>Reduced headroom</b>	..... Below 5 ft
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.	
GIRAFFE360	

**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.

