

18 Carnaby Road

Broxbourne | Hertfordshire | EN107EG

# -dreampad-



# Kitchen/Breakfast Room

Broxbourne, Hertfordshire - A Stylish Modern Home With A Stunning Sepcification Circa 4436 Sq Ft In Broxbourne's Premier Road.

18 Carnaby Road | Broxbourne | Hertfordshire | EN10 7EG

Asking Price: £1,550,000

Finished to exacting standards and professionally designed by Architects, a truly stunning contemporary home with a creative feel throughout to include a 28ft Reception Hall leading to a magnificent 'L Shape Kitchen/Dining/Day Room for everyday cooking, dining and relaxing and full width glazed doors to the garden, a separate living room ideal for evenings and special occasions, study/bedroom 5, cloakroom, utility, a ground floor annexe/flat which offers potential to be self-contained with its own entrance (this area requires modification to the purchasers preference) and is currently configured as 3 bedrooms with 2 bathrooms but easily lends itself to a 1 or 2 bedroom flat if required, this area could also be used as a home office/gym/cinema/beauty salon etc. To the first floor are 4 large double bedroom suites all with their own bath/shower rooms with a huge dressing room to the master which could be divided into another double bedroom if required. The house occupies a plot measuring around one third of an acre with a secluded rear garden and driveway with parking for several cars and a garage. This beautiful home has it all and offers great flexibility, it can work as a 4 bedroom house or as many as 9 bedrooms depending on the purchasers requirements.

**Property Description** 









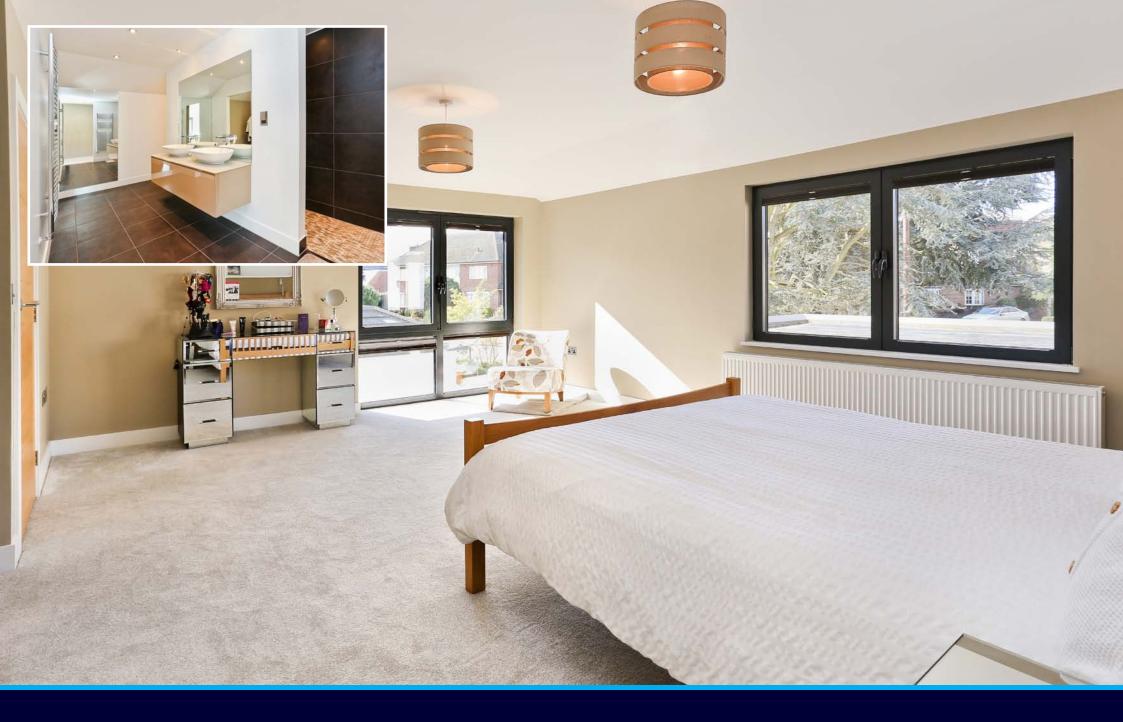
Open Plan Kitchen/Dining/Day Room -







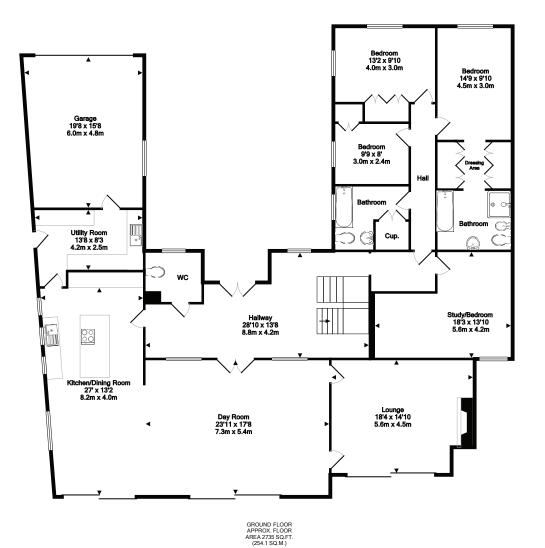
Landing







## Bedrooms & En Suites



Master Bedroom 18'1 x 13'5 5.5m x 4.1m Dressing Area Bedroom 27'7 x 13'1 8.4m x 4.0m ▲ Ensuite Landing Bedroom 18'8 x 13'8 5.7m x 4.2m --0 Ensuite  $\prod \prod$ Dressing Room/Bedroom 17' x 8'4 5.2m x 2.5m Ensuit ¢ Ensuite 1ST FLOOR APPROX. FLOOR AREA 1700 SQ.FT. (158.0 SQ.M.) Bedroom 16'1 x 15' 4.9m x 4.6m

TOTAL APPROX. FLOOR AREA 4436 SQ.FT. (412.1 SQ.M.) Made with Metropix @2015

Floorplans -



Transport:	Broxbourne Station (London Liverpool Street) - 0.7 miles		
	A10 - 2.0 miles		
Services:	TBC		
Council Tax:	Band G		
Local Authority:	Broxbourne Borough Council		

#### **Important Notice:**

Dreampad, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their cilent or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part or any offer or contracts and must not be relied upon as statements of representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Dreampad have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### Further Information -



Tel: 0333 772 9775 Broxbourne@dreampad.com www.dreampad.com

### **Energy Performance Certificate**



#### 18, Carnaby Road, BROXBOURNE, EN10 7EG

Dwelling type:		Detached house		
Date of assessment:	22	April	2015	
Date of certificate:	22	April	2015	

#### Reference number: Type of assessment: Total floor area:

2228-8053-7294-3455-4964 RdSAP, existing dwelling 382 m<sup>2</sup>

#### **Use this document to:**

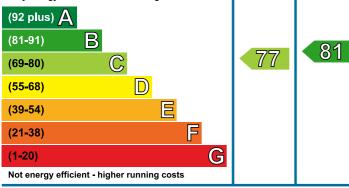
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:			£ 5,298		
Over 3 years you could save			£ 318		
Estimated energy costs of this home					
	Current costs	Potential costs	Potential future savings		
Lighting	£ 780 over 3 years	£ 390 over 3 years			
Heating	£ 4,131 over 3 years	£ 4,203 over 3 years	You could		
Hot Water	£ 387 over 3 years	£ 387 over 3 years	save £ 318		
Totals	£ 5,298	£ 4,980	over 3 years		

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

#### **Energy Efficiency Rating**

Very energy efficient - lower running costs



Current Potential

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

#### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£215	£ 321	
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 810	$\bigcirc$

To find out more about the recommended measures and other actions you could take today to save money, visit **www.direct.gov.uk/savingenergy** or call **0300 123 1234** (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.