

St Davids Drive
Broxbourne



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A striking contemporary residence showcasing exceptionally bold, high-specification interiors and expansive living spaces, situated in a premier setting within a desirable Broxbourne neighbourhood.

47 St Davids Drive is a unique and luxurious family home, distinguished by its striking architectural presence and contemporary interior design. This red-brick property features a pitched tiled roof with dormer windows and offers almost 4,200 sq ft of meticulously presented accommodation, defined by vibrant styling, high-gloss finishes and an abundance of natural light.

The ground floor is centred around a dramatic double-height entrance hall, featuring a galleried landing, sleek glass balustrades and an immediate sense of scale that sets the tone for the rest of the home. This flows into a series of impressive reception spaces, including a formal dining room with boutique styling and a dedicated cinema room with a starlight ceiling. The expansive open-plan kitchen and breakfast room is a particular highlight, showcasing high-gloss cabinetry, integrated appliances and full-width bi-fold doors that open seamlessly onto the terrace. A separate study and utility room provide practical balance to the principal living accommodation.

On the first floor, there is a magnificent principal suite incorporating a bespoke walk-in dressing room and a designer en suite bathroom, together with two further bedrooms, one with en suite facilities, and a large family bathroom. The second floor provides two additional bedrooms, one with an en suite shower room, both benefiting from skylights that provide excellent natural light.

The property is approached via a secure gated driveway providing ample off-street parking.



The rear garden has been beautifully landscaped, featuring a manicured lawn, mature borders and paved terraces designed for al fresco dining and outdoor entertaining. The property further benefits from a substantial outbuilding incorporating a double garage, a large store and an expansive first-floor versatile space. This is complemented by a separate detached stable, offering excellent potential for use as a creative studio, home gym or guest annexe.

Location

The property is set within a sought after residential area of Broxbourne, combining suburban convenience with easy access to the surrounding Hertfordshire countryside. The town centre offers supermarkets, cafés, restaurants and leisure facilities, while Hoddesdon, Cheshunt and Hertford provide a wider choice of shopping, dining and cultural amenities. Education provision is strong, with The Broxbourne School nearby, together with respected independent schools such as Haileybury at Hertford Heath and Heath Mount. Selective grammar schools are also available in the wider Hertfordshire and North London region.

Transport connections are excellent, with Broxbourne station providing regular services to London Liverpool Street in around 25–30 minutes. Road links via the A10 and M25 give convenient access to the wider motorway network, while the River Lee Country Park and Lea Valley Regional Park offer extensive opportunities for outdoor recreation.

Postcode region: EN10

General

Local Authority: Borough of Broxbourne
Services: Main gas, electricity, water & drainage
Council Tax: Band G
EPC Rating: C
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

4,194 sq ft (390 sq m)

3 reception rooms

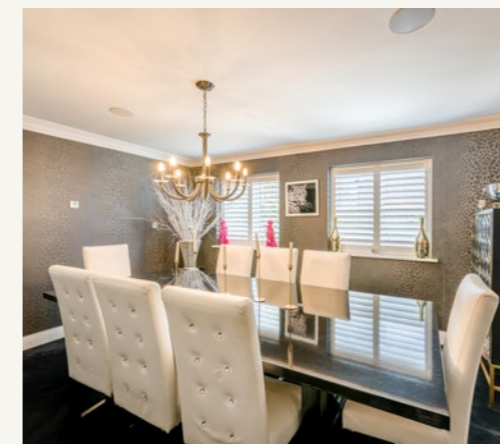
5 bedrooms

4 bathrooms

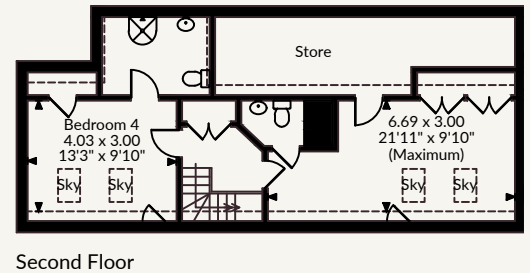
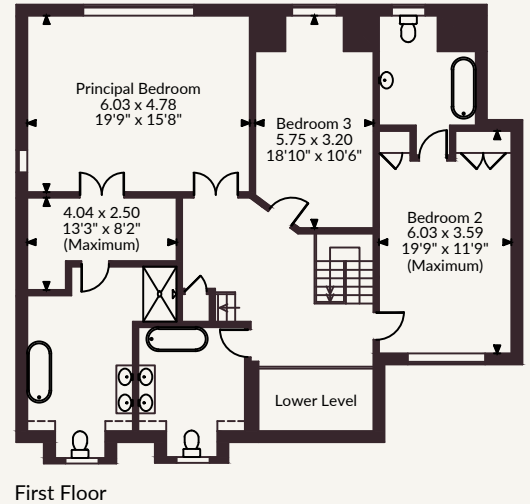
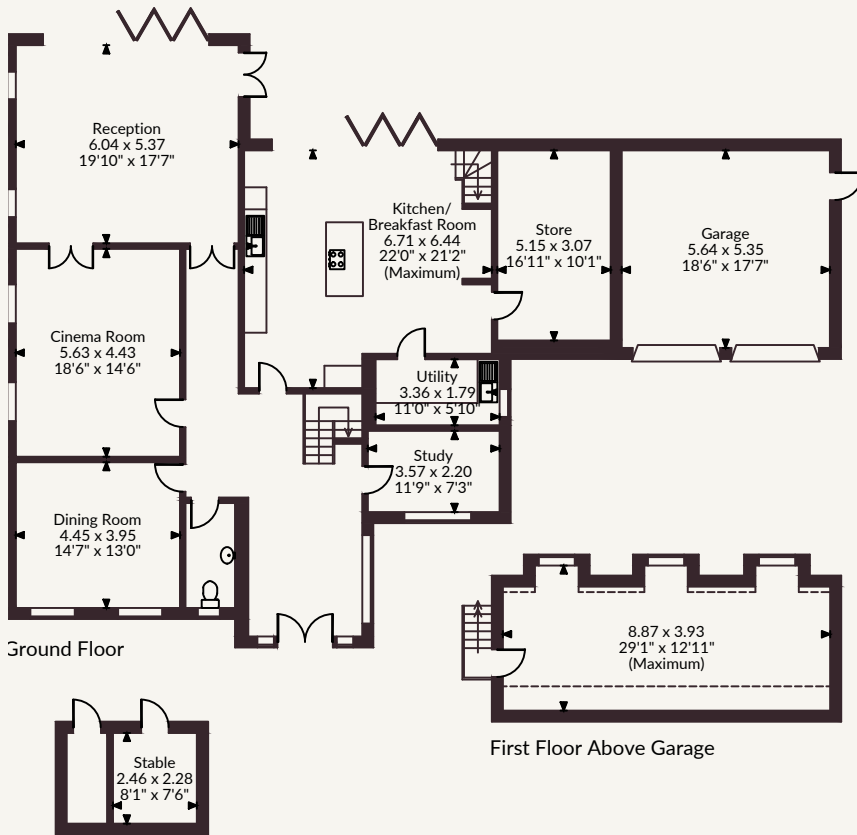
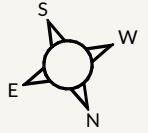
Double garage

Freehold | Town

Guide price £1,500,000



St. Davids Drive, Broxbourne
 Main House internal area 4,194 sq ft (390 sq m)
 Garage internal area 325 sq ft (30 sq m)
 Stable internal area 93 sq ft (9 sq m)
 Total internal area 4,612 sq ft (429 sq m)



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 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐☐ Denotes restricted head height
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