



WESTWOODLEBER

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Bell Lane, Broxbourne, EN10 7HA  
Guide price £620,000



## Bell Lane, Broxbourne, EN10 7HA

Westwood Leber are delighted to bring to the market this deceptively spacious 3/4 bedroom family home located on this highly sought after residential road in the heart of Broxbourne. The property has been well extended and improved by the current owners but still offers excellent scope to improve further stpp.

This immaculately presented semi-detached home has accommodation comprising three first floor bedrooms, first floor bathroom, ground floor reception room perfect for working from home or a 4th bedroom, fabulous 23ft living room, ground floor w/c and a large kitchen/breakfast room. Externally the property benefits from a beautifully designed and well sized rear garden with a bar and summer house, whilst to the front is an excellent driveway with parking for ample vehicles.

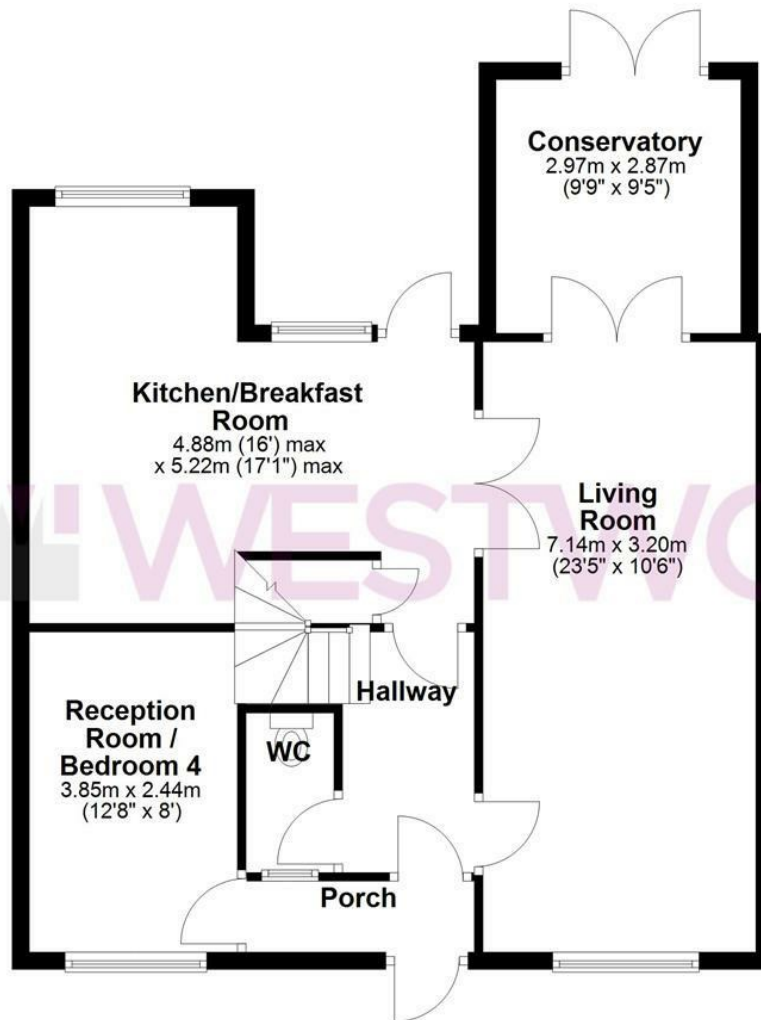


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## Ground Floor

Approx. 72.5 sq. metres (780.0 sq. feet)



## First Floor

Approx. 43.4 sq. metres (466.7 sq. feet)



Total area: approx. 115.8 sq. metres (1246.7 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt had been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown. Property marketing provided by Foto Ltd.

Plan produced using PlanUp.













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