



WILWESTWOODLEBER

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LET US GUIDE YOU HOME

Sword Close, Broxbourne, EN10 7TE  
£945,000



## Sword Close, Broxbourne, EN10 7TE

Westwood Leber are delighted to present this stunning four-bedroom detached house, perfectly positioned in a highly sought-after cul-de-sac in Broxbourne. This property has been meticulously updated throughout by the current owners, showcasing a tasteful blend of modern elegance and functional design. Situated on a generous plot, the home boasts a large front driveway that provides ample parking space. The recently landscaped west-facing rear garden is a true highlight, offering a beautifully presented outdoor space ideal for relaxation and entertaining.

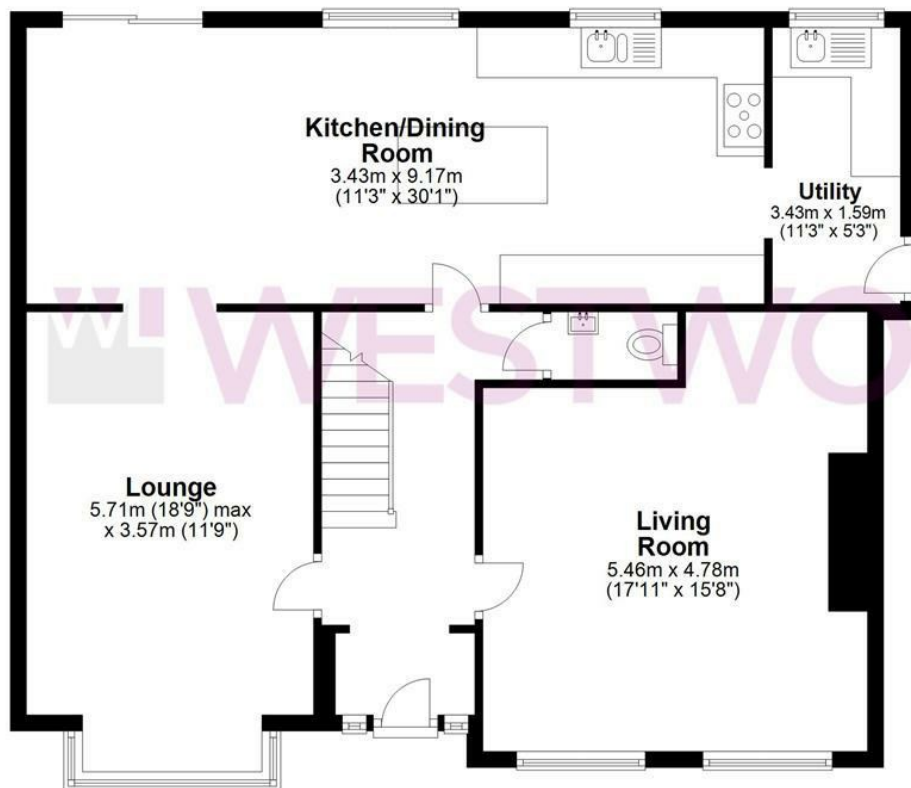
Inside, the superb family home offers well-designed accommodation comprising: two large reception rooms including a fabulous sitting room adorned with a contemporary media wall, a luxurious kitchen equipped with modern appliances and ample storage, a utility room for added convenience and a well-appointed W/C for guests. Upstairs, the master bedroom is a good size with an en-suite bathroom, there is three additional bedrooms and a spacious family bathroom which complete the first floor. The property's layout also allows for excellent scope to extend further, subject to planning permission (STPP), offering potential for future growth. We highly recommend an internal viewing to fully appreciate the quality, comfort, and potential this exceptional family home offers.



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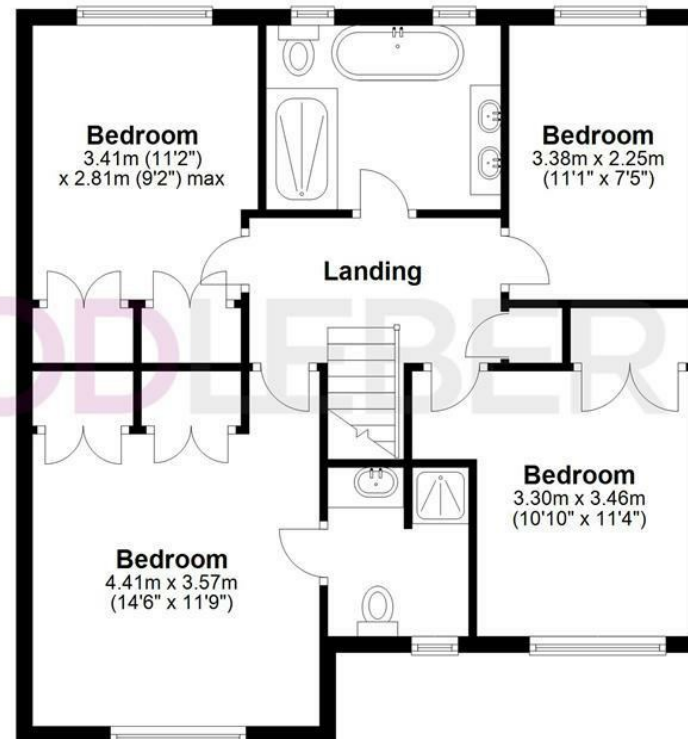
### Ground Floor

Approx. 93.3 sq. metres (1004.2 sq. feet)



### First Floor

Approx. 66.0 sq. metres (709.9 sq. feet)



Total area: approx. 159.2 sq. metres (1714.1 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.

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