





Church View, Broxbourne, EN10 7AB

Westwood Leber are delighted to offer this beautiful four-bedroom detached family home in a highly sought-after central Broxbourne location, with stunning views over Broxbourne Recreation Ground and St Augustine's Church. Just minutes from Broxbourne Railway Station, this former show home from 1994 sits on one of the largest plots in the area.

This rarely available family home offers well-presented, spacious, and versatile accommodation with potential for improvement or extension (subject to planning permission). The house features a reception hall, living room, dining room, day room, conservatory, fitted kitchen, family bathroom, en-suite shower room, and a ground floor cloakroom. The beautifully established west-facing rear garden includes a lawn, trees, bushes, shrubs, a paved patio/BBQ area, and seating area. The front boasts a bloc paved driveway with off-road parking leading to an integral garage.

Conveniently located near Broxbourne Schools, shops, pubs, restaurants, country and riverside walks, and the Hertfordshire Golf & Country Club, this home offers a short walk to Broxbourne Mainline Railway Station with its fast service to London Liverpool Street.

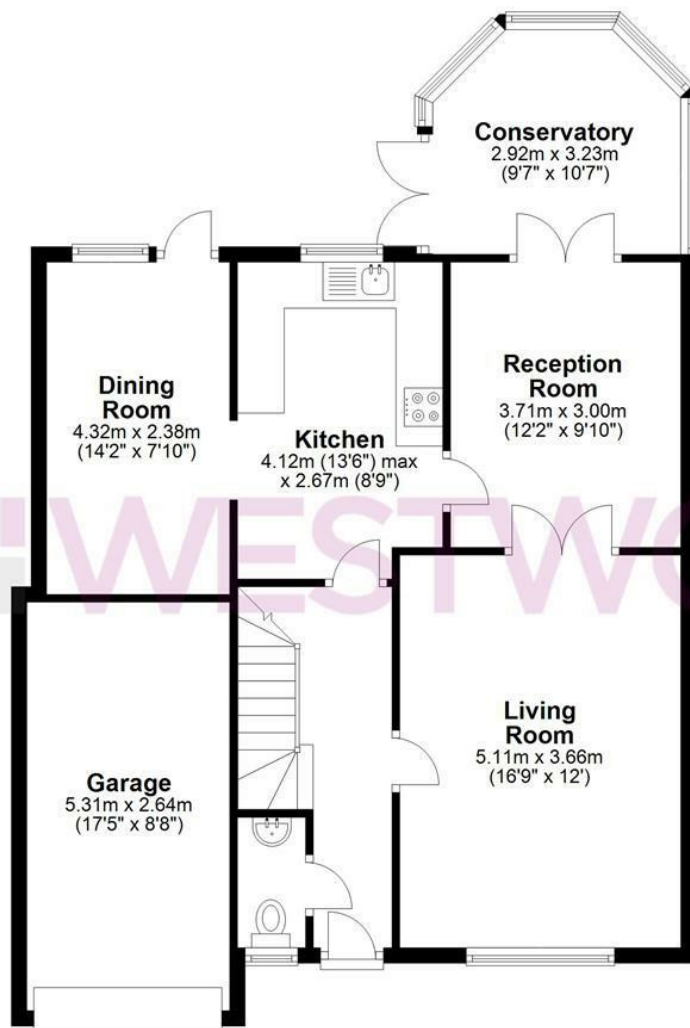


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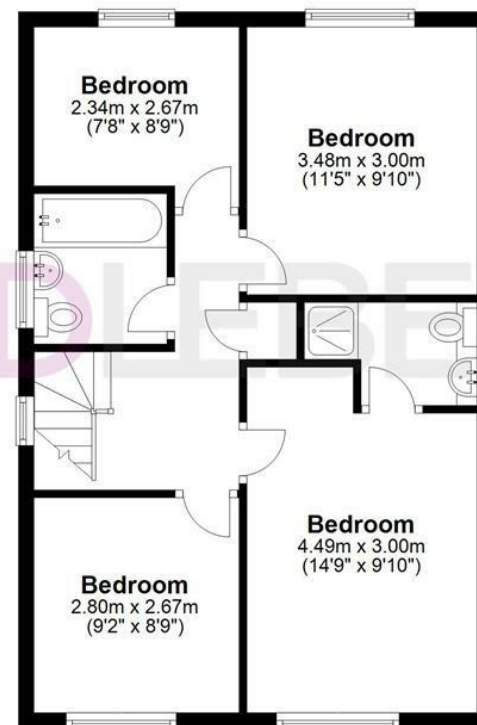
Ground Floor

Approx. 85.8 sq. metres (923.4 sq. feet)



First Floor

Approx. 51.4 sq. metres (553.5 sq. feet)



Total area: approx. 137.2 sq. metres (1476.8 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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