







## High Road, Broxbourne, EN10 7DZ

\*\*\* OFFERED CHAIN FREE \*\*\* Westwood Leber is delighted to present this extensively extended two double-bedroom family home, ideally situated just a short walk from Broxbourne Rail Station. Larger than many conventional three-bedroom houses, this charming period property boasts a wealth of character throughout and offers exceptional open-plan living space. It also boasts a beautifully landscaped west-facing rear garden and convenient off-street parking. An internal viewing is highly recommended!



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# High Road, Broxbourne

Approximate Gross Internal Area = 92 sq m / 990 sq ft  
 Outbuilding = 8 sq m / 86 sq ft  
 Total = 100 sq m / 1076 sq ft

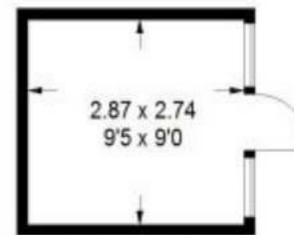
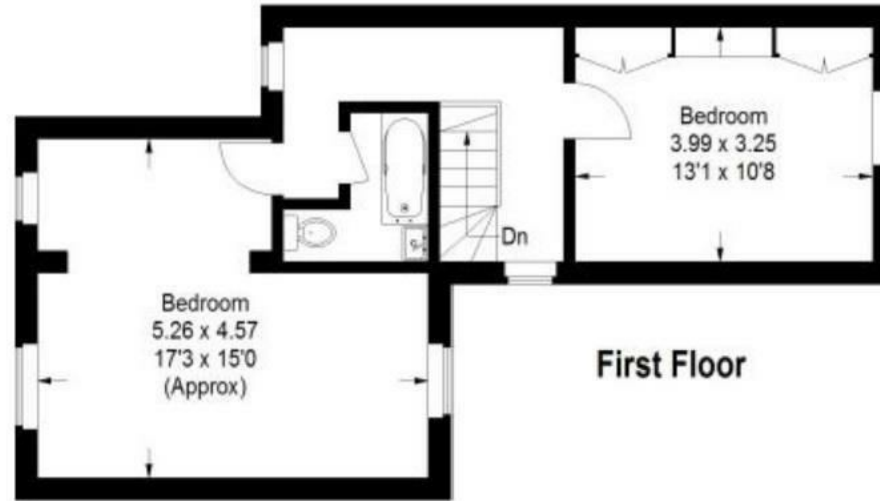


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	











