







## Bell Lane, Broxbourne, EN10 7EX

\*\*\* VENDOR SUITED \*\*\* Westwood Leber are delighted to bring to the market this deceptively spacious three 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.

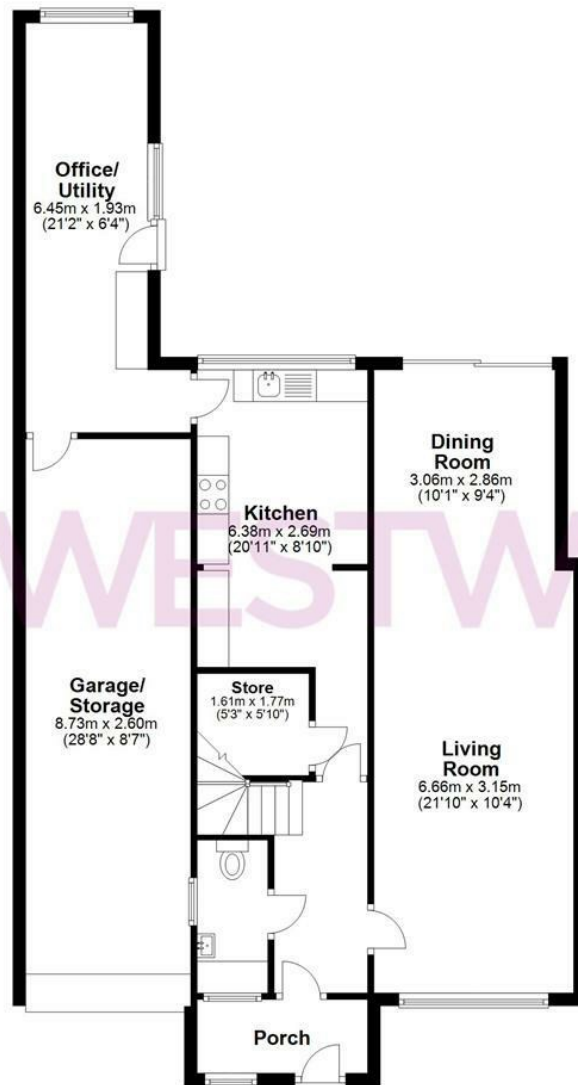
This well presented semi-detached home offers extremely versatile living accommodation throughout offering a 30ft x 10ft lounge/ diner, a separate kitchen, further office/ utility, porch and downstairs w/c. The first boasts three well sized bedrooms and a three-piece bathroom suite. Further benefits include excellent driveway with parking for ample vehicles, a well kept and secluded rear garden and a large tandem garage/store room. Internal viewing is highly recommended!





WESTWOODLEBER

**Ground Floor**  
Approx. 97.8 sq. metres (1052.8 sq. feet)



**First Floor**  
Approx. 39.5 sq. metres (425.4 sq. feet)



Total area: approx. 137.3 sq. metres (1478.2 sq. feet)

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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