



W WESTWOODLEBER

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LET US GUIDE YOU HOME

Forrest Grove, Broxbourne, EN10 7FT
Offers in excess of £685,000



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**** Better Than New**** Westwood Leber are delighted to offer for sale this impressive 4 bedroom family home located within this exciting development in the grounds of the former The Broxbourne School. The property has been tastefully upgraded throughout by the current owners and offers generous accommodation exceeding 1400sqft comprising of a bright entrance hall with downstairs w.c, living room and a luxurious kitchen/diner.

On the first floor, there are 3 good size bedrooms and a family bathroom. The second floor has a wonderful principal bedroom suite with fitted furniture and an immaculate en-suite shower room. Externally the rear garden has also been improved recently to create an excellent entertaining area with large patio and laid lawn section with a sunken trampoline. Additionally there is 2 vehicle driveway to the front of the property.

Living here places you perfectly for local highly regarded schools, Broxbourne train station and all essential local amenities. An early internal viewing is highly recommended to avoid missing out!



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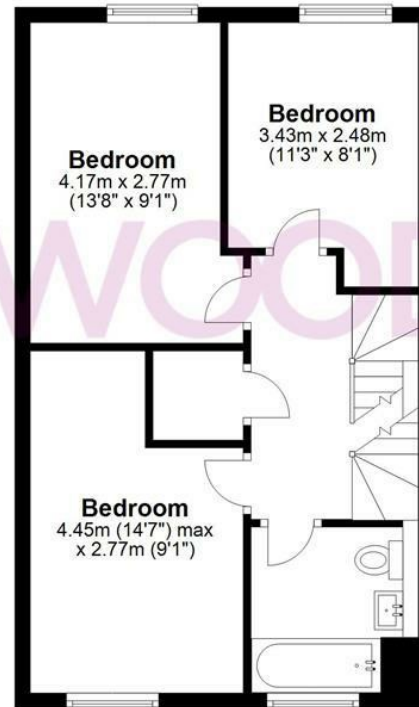
Ground Floor

Approx. 55.0 sq. metres (591.6 sq. feet)



First Floor

Approx. 44.0 sq. metres (473.5 sq. feet)



Second Floor

Approx. 32.5 sq. metres (349.6 sq. feet)



Total area: approx. 131.4 sq. metres (1414.7 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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