





Trafalgar Avenue, Broxbourne, EN10 7DL

Westwood Leber are delighted to present this beautifully maintained and larger than average four-bedroom family home, situated in the heart of Broxbourne and just a short walk from Broxbourne Rail Station.

This spacious property offers a well-balanced layout across two floors. The ground floor features a bright and airy lounge, a separate dining room, a modern fitted kitchen, a second reception room, a downstairs WC, and a naturally lit sitting room with direct access to a stunning, landscaped rear garden—perfect for entertaining.

Upstairs, the first floor comprises four well-proportioned bedrooms and a contemporary family bathroom. The principal bedroom further benefits from a stylish en-suite shower room.

To the front, a generous block-paved driveway provides ample off-street parking.

Trafalgar Avenue offers exceptional potential for extension, with excellent scope to both the rear and side of the property (subject to planning permission). We would highly recommend an internal viewing.

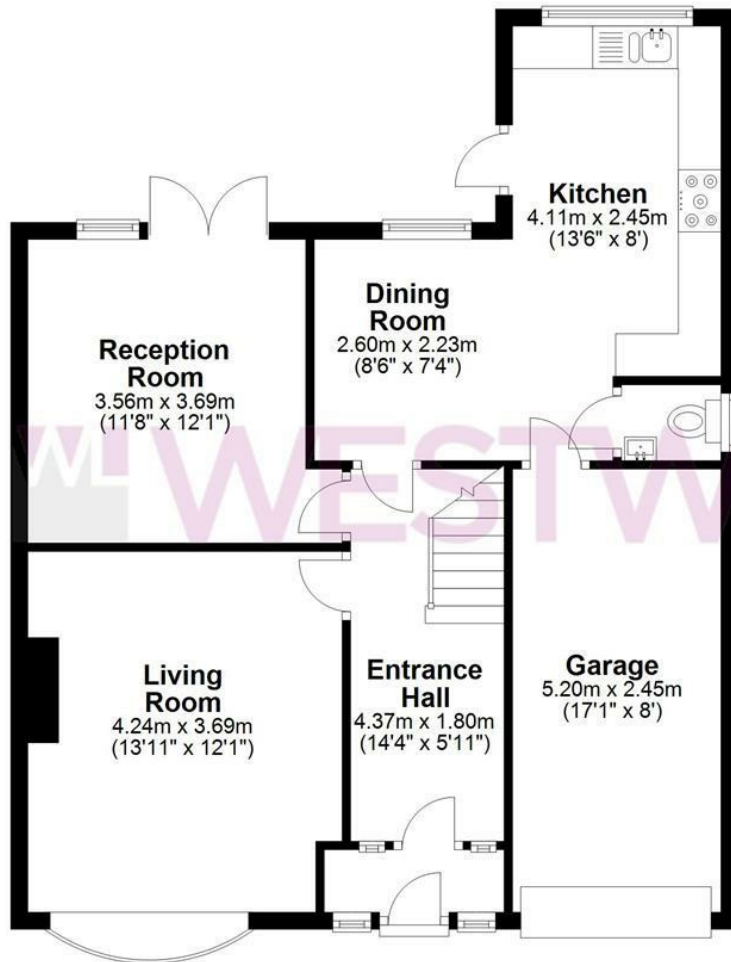


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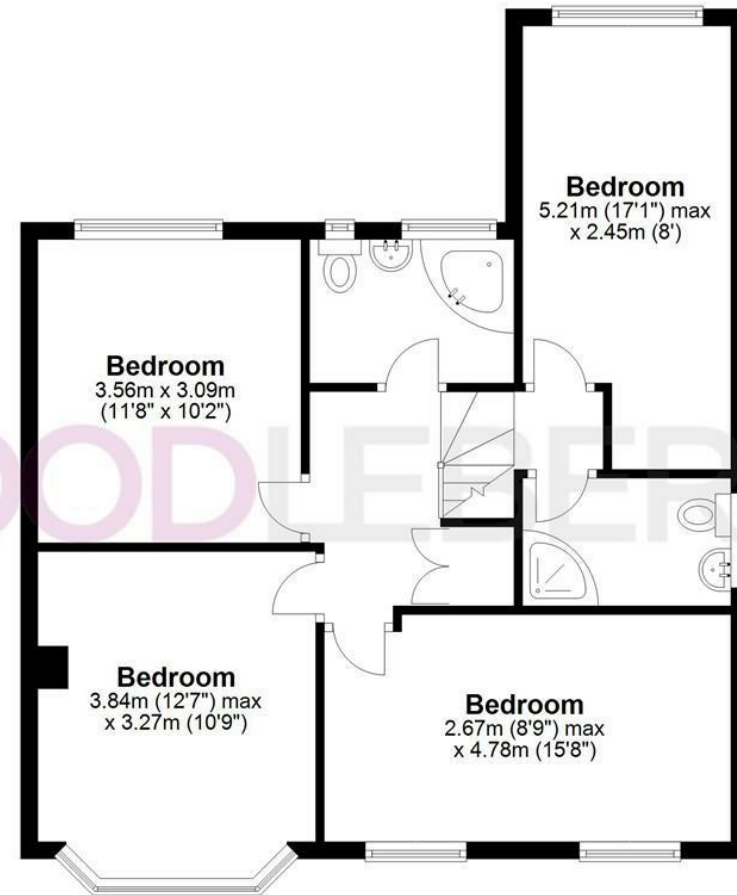
Ground Floor

Approx. 70.8 sq. metres (761.9 sq. feet)



First Floor

Approx. 64.1 sq. metres (690.2 sq. feet)



Total area: approx. 134.9 sq. metres (1452.1 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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