



**Westlea Road, Broxbourne EN10 6JH**



**welcome to**

## **Westlea Road, Broxbourne**

WILLIAM H BROWN are delighted to offer for sale this substantial semi detached FOUR BEDROOM, TWO BATHROOM family home situated in this popular road in Broxbourne. offering spacious living accommodation throughout, driveway and well maintained rear garden. Viewing recommended.

### **Accommodation Comprises**

Main front door leading to:

#### **Entrance Hall**

Doors to office, kitchen/dining room, reception room and downstairs shower room. Stairs up to first floor.

#### **Lounge**

14' 8" max x 11' 1" max ( 4.47m max x 3.38m max )  
Double glazed window to front aspect, laminate floor, radiator.

#### **Kitchen / Diner**

21' 3" max x 12' 2" max ( 6.48m max x 3.71m max )  
Double glazed window to rear aspect, patio doors, a range of wall and base units with complimenting worktops, sink units, tiled floor, radiator, integrated oven, induction hob, extractor fan, integrated dishwasher.

#### **Utility**

6' 7" x 3' 4" ( 2.01m x 1.02m )  
Laminate floor

#### **Downstairs Shower Room**

Shower cubicle, wc, wash hand basin, tiled floor, tiled walls.

#### **Office**

12' 8" x 6' 7" ( 3.86m x 2.01m )  
Double glazed window to front aspect, laminate floor, radiator.

#### **First Floor Landing**

Door to:

#### **Bedroom 2**

11' 5" max x 10' 9" max ( 3.48m max x 3.28m max )

Double glazed window to front aspect, laminate floor, radiator.

#### **Bedroom 3**

10' 9" x 9' 10" ( 3.28m x 3.00m )  
Double glazed window to rear aspect, laminate floor, radiator.

#### **Bedroom 4**

8' 10" x 6' ( 2.69m x 1.83m )  
Double glazed window to front aspect, laminate floor, radiator, storage cupboard.

#### **Bathroom**

Double glazed window to rear aspect, paneled bath, wc, wash hand basin, tiled floor, tiled walls.

#### **Second Floor Landing**

Door to

#### **Bedroom 1**

16' 5" max x 12' 6" max ( 5.00m max x 3.81m max )  
Double glazed velux window to rear aspect, double glazed window to front aspect, laminate floor, radiator, built in wardrobe.

#### **En Suite Shower Room**

Double glazed window to rear aspect, wc, wash hand basin, shower cubicle, tiled floor, tiled walls.

#### **Exterior Front Garden**

To the front of the property is a driveway.

#### **Rear Garden**

To the rear of the property is a decking area, lawn area, patio area, shed.





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## Westlea Road, Broxbourne

- Extended Family Home
- Four Bedrooms
- Two Bathrooms and downstairs WC
- Driveway
- Two Reception Rooms

Tenure: Freehold EPC Rating: D

**£588,000**



Total floor area 118.6 m<sup>2</sup> (1,276 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
BRX108314 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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