





Anderson Close, Broxbourne, EN10 7FN

Westwood Leber are delighted to bring to the market this exceptional four-bedroom semi-detached family home, ideally positioned within the highly sought-after Scholars Development in Broxbourne. Built in 2022 and offered with the remainder of a 10-year new-build warranty, this impressive property boasts close to 2,000 sq ft of stylish, flexible living space, arranged over three meticulously designed floors.

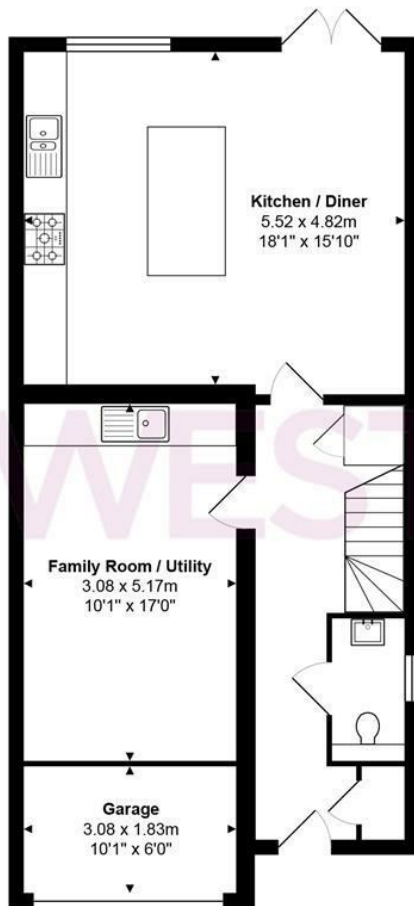
The ground floor features a stunning open-plan kitchen and dining area, fitted with high-spec integrated appliances and offering direct access to a beautifully landscaped rear garden — perfect for entertaining or relaxed family living. Also on this level is a guest W.C. and access to a converted multipurpose family room with utility space, complete with underfloor heating and bespoke multifunctional storage. This exceptional space significantly increases the home's usable footprint, offering flexibility for a playroom, home gym, office or second lounge.

On the first floor, you'll find a generous reception room, two well-proportioned bedrooms, and a sleek family bathroom. The top floor hosts the luxurious principal bedroom with fitted wardrobes and a private en-suite, along with a second double bedroom which now also benefits from a recently added en-suite bathroom — tastefully finished to a high standard and complete with underfloor heating, making it perfect for guests or older children seeking more privacy. Externally, the garden has been beautifully maintained, and the front driveway provides off-street parking with useful side access.

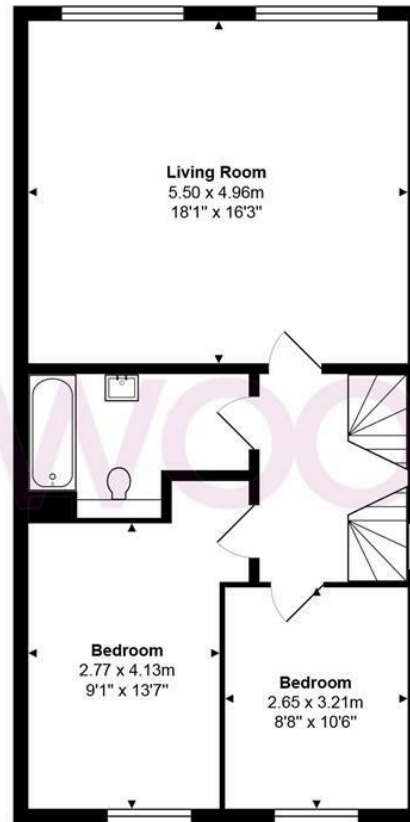
Located within the catchment area for Broxbourne's most sought-after schools and just a short walk from Broxbourne Station — offering fast, direct access to London Liverpool Street in under 30 minutes — this property also enjoys proximity to local shops, excellent transport links and scenic countryside walks. This outstanding home offers the ideal blend of space, style, and convenience — perfect for families looking to settle.



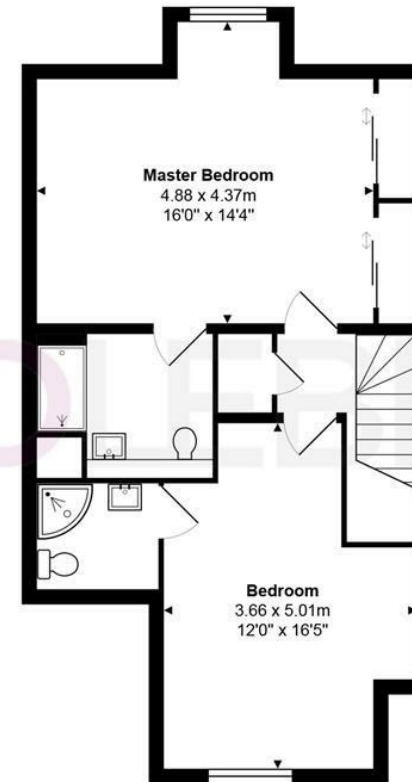
WESTWOODLEBER



Ground Floor



First Floor



Second Floor

Total Area: approx. 178.8 m² ... 1925 ft²

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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