



**WESTWOODLEBER**  
LET US GUIDE YOU HOME

High Road, Broxbourne, EN10 7ND  
Offers in excess of £475,000



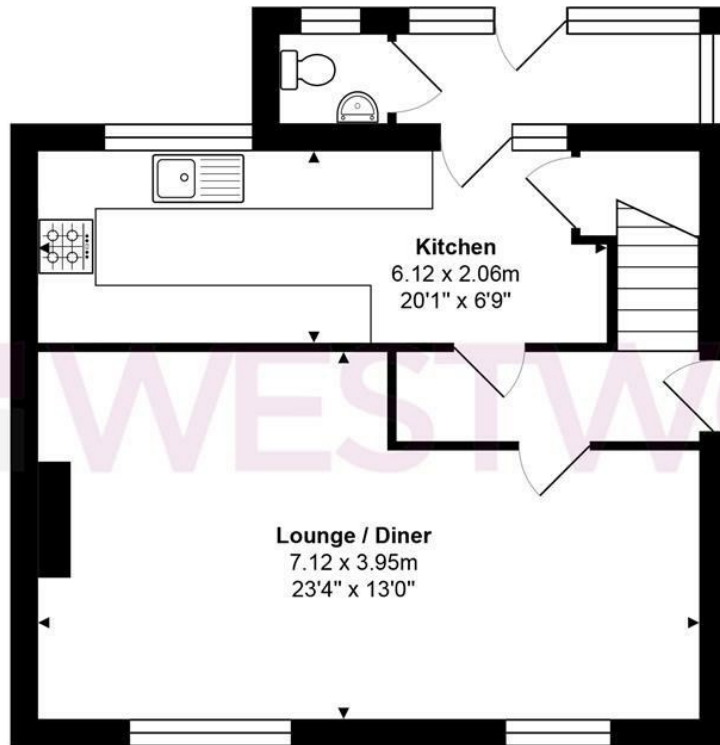
## High Road, Broxbourne, EN10 7ND

Westwood Leber are delighted to present this three-bedroom semi-detached home, superbly positioned in a fantastic town centre location in Broxbourne. Just a stone's throw from local shops and the ever-popular Broxbourne rail station, the property is ideally suited for commuters and families alike.

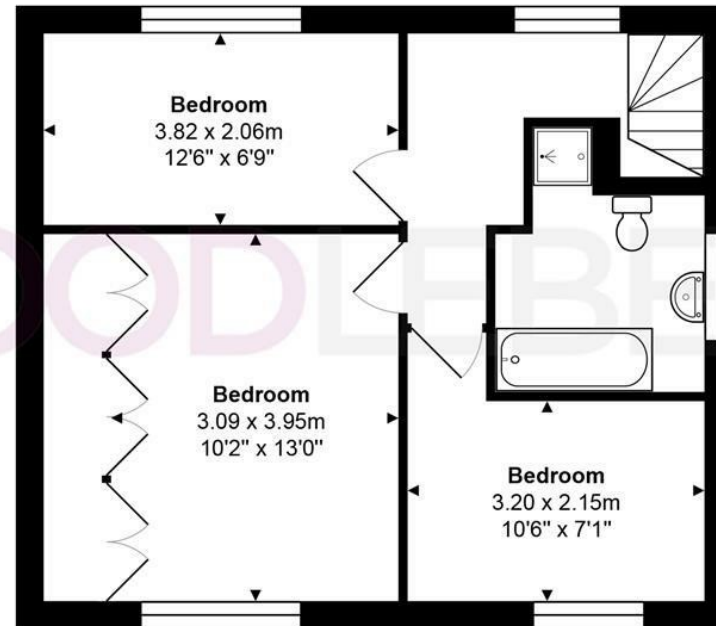
Set within a highly sought-after school catchment area, the home further benefits from a generous plot to both the front and rear, offering excellent scope for future enhancement. Subject to the necessary planning permissions, there is clear potential to extend and to create off-street parking, making this an exciting opportunity for those looking to add value.

Combining a prime location with outstanding potential, this property represents a rare chance to secure a well-positioned family home in one of Broxbourne's most convenient and desirable settings.





Ground Floor



First Floor

Total Area: approx. 92.7 m<sup>2</sup> ... 997 ft<sup>2</sup>

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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