

WESTWOODLEBER
LET US GUIDE YOU HOME

# Sandbach Close, Broxbourne, EN10 7FP

£775,000










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Westwood Leber is delighted to present this exceptional four-bedroom semi-detached family home, offering spacious and beautifully presented accommodation arranged over three floors. Built just four years ago, the property retains the feel of a nearly new home whilst benefiting from the thoughtful enhancements and meticulous care of its current owners. Situated within the sought-after Scholars development in Broxbourne, this is a superb opportunity to acquire a modern family home in a prime residential setting.

Designed with contemporary family living in mind, the property features bright, stylish interiors throughout. At its heart is a stunning open-plan kitchen/dining room, ideal for everyday living and entertaining, complemented by a generous first-floor living room. There are four well-proportioned bedrooms, including an impressive principal suite occupying the entire top floor, complete with a dressing area and luxurious en-suite shower room. Air conditioning has been installed throughout the principal rooms, further enhancing the home's high-quality specification.

Externally, the property benefits from a generous rear garden and a driveway providing off-street parking for two vehicles, alongside an integral garage offering excellent storage or potential for conversion, subject to the necessary consents.

Ideally positioned for families, the property falls within the catchment area of several highly regarded schools, including convenient access to The Broxbourne School. Residents also benefit from direct access to the natural open spaces of Top Field and Cozens Grove, offering excellent opportunities for walking, recreation and enjoying the surrounding countryside. Broxbourne Railway Station is within easy reach, providing fast and frequent services into London Liverpool Street and Tottenham Hale.


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Total Area: approx. 173.7 m² ... 1870 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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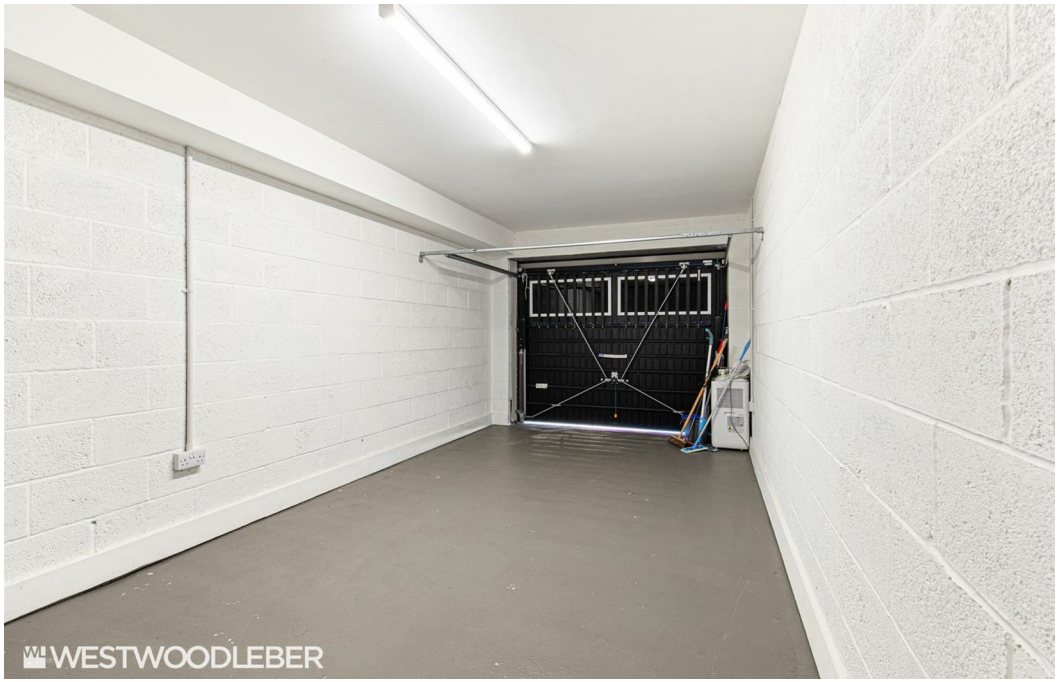
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