

WESTWOODLEBER
LET US GUIDE YOU HOME

Station Road, Broxbourne, EN10 7AS

£575,000







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Westwood Leber are delighted to bring to the market this well-presented three-bedroom semi-detached home, ideally situated within a quiet cul-de-sac on Station Road, Broxbourne, with very few neighbouring properties, creating a particularly peaceful and private setting. Offering approximately 1,016 sq. ft. of well-proportioned accommodation, the property provides a spacious and practical layout, making it an ideal home for families, first-time buyers or those looking for additional living space.

The ground floor comprises a welcoming entrance hall, a comfortable living room and a separate dining area, providing excellent space for both everyday family life and entertaining. The property also benefits from a well-equipped fitted kitchen and separate utility room, along with a convenient downstairs WC.

Upstairs are three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite, in addition to the family bathroom. The property also benefits from a boarded loft, providing useful additional storage space.

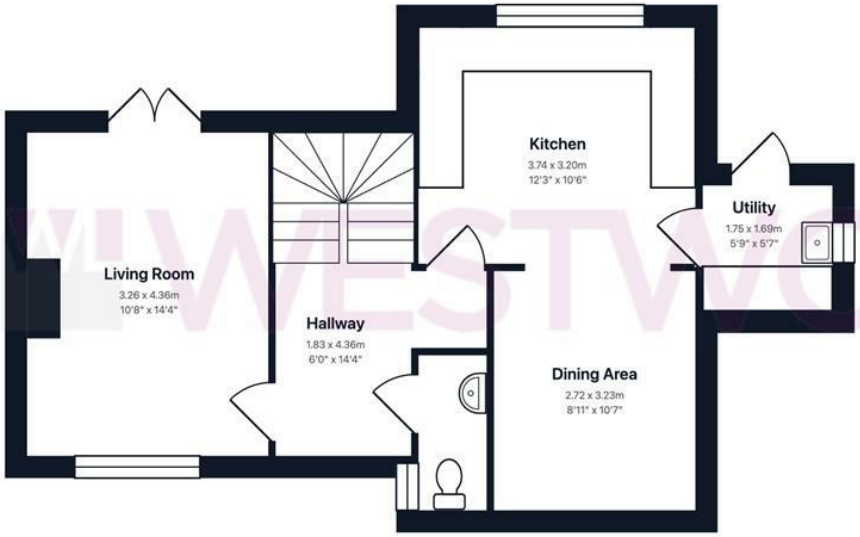
Externally, the property benefits from two allocated parking spaces, providing convenient off-street parking for residents. The rear of the property directly overlooks the New River, providing a pleasant outlook, while Broxbourne Park and its playground are just moments away.

One of the standout features of this property is its exceptional location directly opposite Broxbourne Railway Station. The station is situated just across the road, providing direct rail services towards London Liverpool Street and Tottenham Hale, making this an excellent choice for commuters. Broxbourne town centre, along with a range of local shops, amenities and facilities, is also within easy reach.

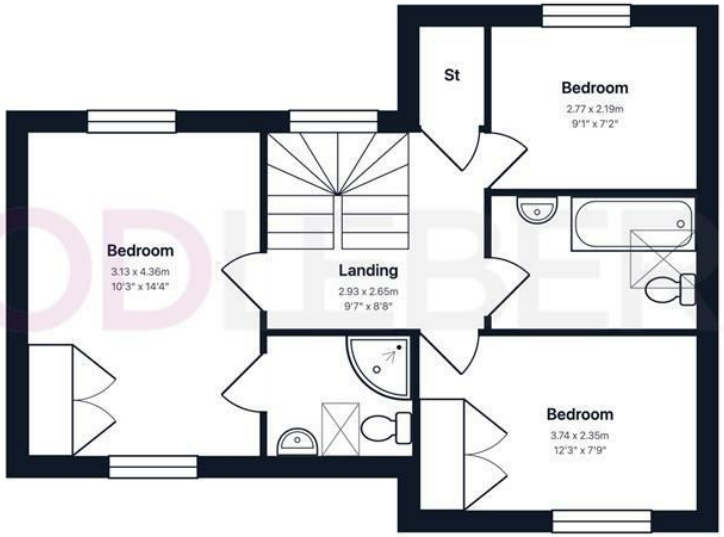
With its generous accommodation, peaceful cul-de-sac setting, three bedrooms, en-suite principal bedroom, boarded loft, two allocated parking spaces and excellent proximity to Broxbourne Station, an internal viewing is highly recommended.

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Ground Floor
48.8 m² · 526 ft²



First Floor
45.6 m² · 490 ft²

Total Area: 94.4 m² ... 1016 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.

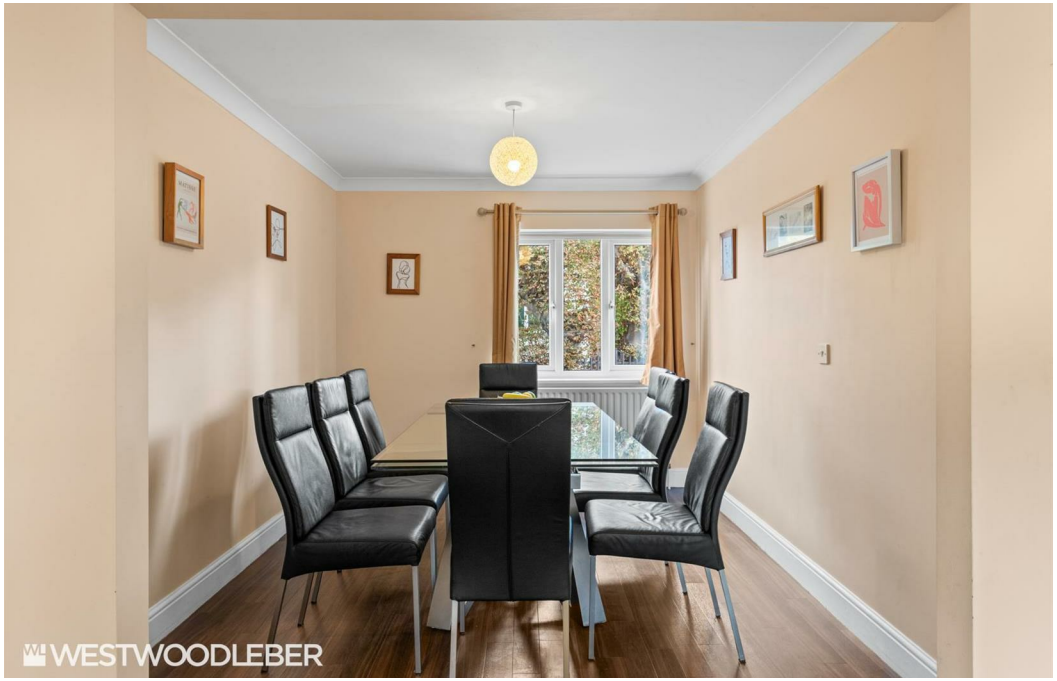
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