







## Shire Close, Broxbourne, EN10 6BY

Westwood Leber are delighted to bring to the market this well-presented three-bedroom end of terrace family home, located on this popular residential turning in Broxbourne.

This property offers bright and spacious accommodation throughout, comprising a welcoming entrance hallway, a modern fitted kitchen, and a generous lounge/diner with direct access to the rear garden. On the first floor, you will find three well-proportioned bedrooms and a contemporary family bathroom, making this an ideal home for families or first-time buyers alike.

Externally, the property boasts a private rear garden and the benefit of residents' parking, with additional on-street options available.

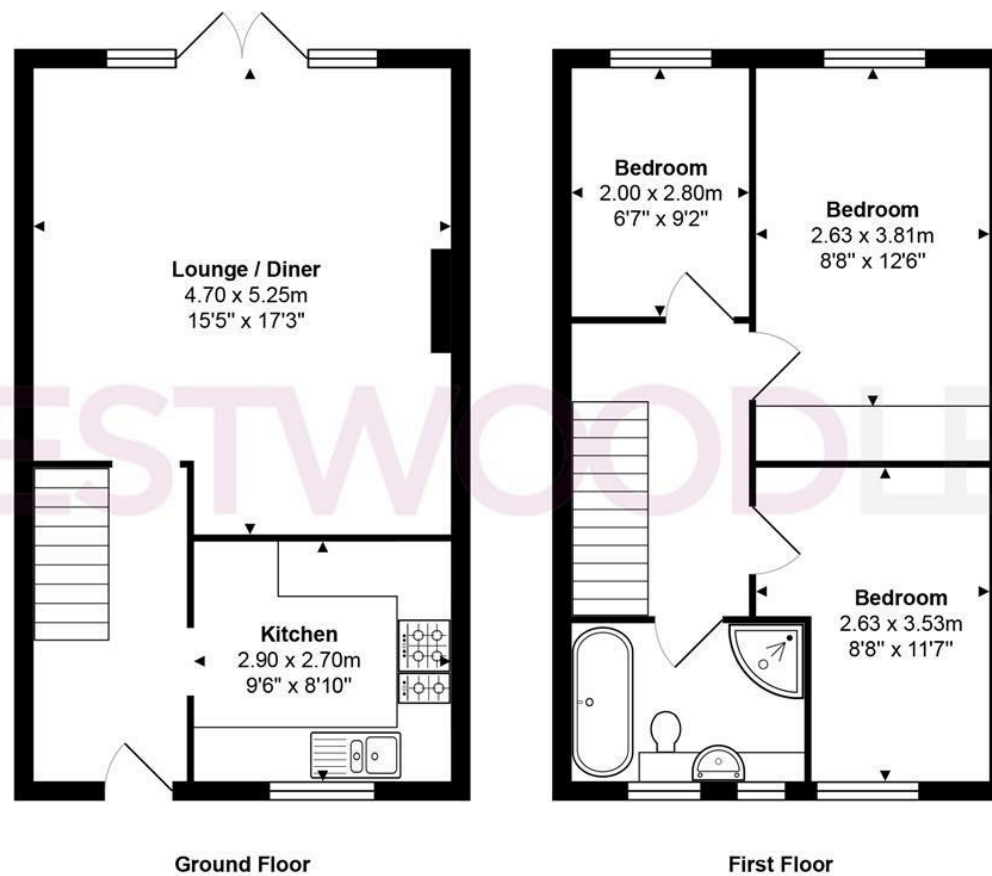
Situated within close proximity to highly regarded local schools, excellent transport links including Broxbourne station with direct services into London, and a great selection of local shops and amenities, this home is ideally placed for convenient family living. An early viewing is highly recommended!





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Total Area: approx. 75.6 m<sup>2</sup> ... 814 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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