

WESTWOODLEBER

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St. Augustines Drive, Broxbourne, EN10 7LZ

Offers in excess of £300,000










# St. Augustines Drive, Broxbourne, EN10 7LZ

Westwood Leber are delighted to bring to the market this well-presented two-bedroom maisonette, ideally situated on the popular St. Augustines Drive in Broxbourne. Offering its own private entrance and well-proportioned accommodation throughout, the property would make an ideal first-time purchase, investment or home for those looking for convenient living.

The owners are currently obtaining quotes for a lease extension.

The accommodation comprises a welcoming entrance hall, spacious living room, fitted kitchen, two well-sized bedrooms and a modern bathroom. The property benefits from its own front door, providing a real sense of privacy and independence.

Externally, a particular highlight is the large private rear garden, offering an excellent amount of outdoor space for entertaining, relaxing and family enjoyment.

St. Augustines Drive is ideally positioned for access to Broxbourne town centre and local amenities, with Broxbourne train station within easy reach, providing excellent links into London.

A fantastic opportunity to acquire a two-bedroom maisonette with its own front door and a large private garden, all within a highly convenient location close to Broxbourne train station. An early viewing is highly recommended.

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**Ground Floor**
66.3 m² · 713 ft²

**Total Area: 66.3 m² ... 713 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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