







## Park Lane, Broxbourne, EN10 7PS

Westwood Leber are delighted to bring to the market this well presented two bedroom apartment ideally located on Park Lane in the highly sought-after area of Broxbourne.

The property offers bright and spacious accommodation throughout, including a generous south-facing living room measuring over 18ft in length, allowing natural light to flood the space throughout the day. The separate kitchen is well arranged with ample storage and worktop space.

There are two bedrooms, including an impressive master bedroom with en-suite shower room, while the second bedroom benefits from new laminate flooring installed in April 2025. A separate family bathroom completes the accommodation.

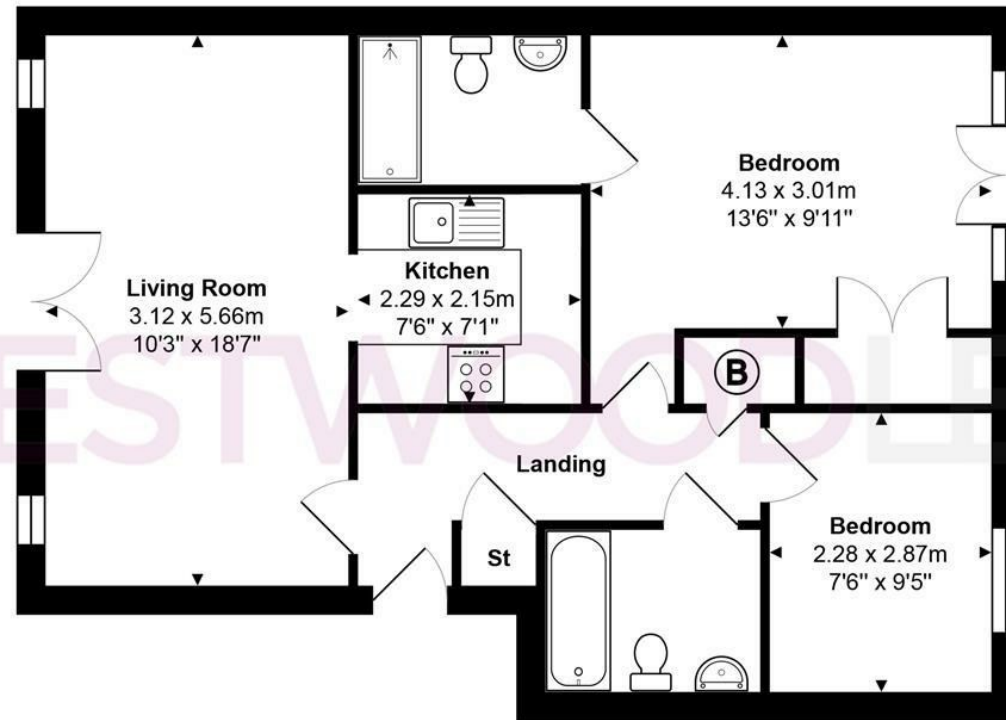
The property has also seen several recent upgrades including LED lighting throughout, a Stuart Turner Monsoon Twin shower pump installed in May 2025, a programmable electric panel heater in the master bedroom, and a heated towel rail in the en-suite.

A standout feature is the large attic space spanning the footprint of the flat, providing excellent and rarely available storage.

Externally, the development is fenced and gated with allocated parking for one vehicle, and is conveniently located next to a doctors surgery and within walking distance of local shops and Broxbourne Railway Station, offering direct links into London.



W<sup>L</sup> WESTWOODLEBER



Total Area: approx. 60.1 m<sup>2</sup> ... 647 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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