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Academia Avenue, Broxbourne, EN10 6FW

Offers over £495,000

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Westwood Leber are delighted to bring to the market this well-presented four-bedroom semi-detached townhouse, ideally situated on the popular Academia Avenue development in Broxbourne. Offering approximately 1,602 sq. ft. of versatile accommodation arranged over three floors, this spacious family home provides excellent living space throughout and is ideally suited to modern family life.

The ground floor comprises a welcoming entrance hall, well-appointed kitchen/dining room, useful downstairs cloakroom, fourth bedroom and a bright conservatory, providing an additional reception space with access to the rear garden. The first floor offers a generous lounge, a further bedroom and family bathroom, whilst the second floor is home to two further bedrooms, including the principal bedroom which benefits from its own en-suite shower room.

Externally, the property benefits from a private driveway providing parking for three vehicles, together with a single garage with convenient access directly through to the rear garden. The garden provides a good-sized and versatile outdoor space, ideal for entertaining, relaxing and family use.

Finished to a good standard throughout, this substantial townhouse offers an excellent combination of generous accommodation, flexible bedroom space, ample parking and practical outdoor features. The ground-floor bedroom also provides an ideal option for guests, older children or those requiring accommodation away from the main bedrooms.

This is an excellent opportunity to acquire a spacious family home in a popular and well-established Broxbourne location.

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Ground Floor **First Floor** **Second Floor**

Total floor area 148.8 m² (1,602 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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