







## Beverley Close, Broxbourne, EN10 7HF

Westwood Leber are delighted to bring to the market this beautifully presented and thoughtfully extended family home, offering generous and versatile accommodation arranged over three floors.

The property has been significantly enhanced by the current owners, creating a well-balanced home that combines contemporary open-plan living with practical family space. Internally, the accommodation is deceptively spacious and finished to a high standard throughout.

The ground floor is centred around an impressive open-plan living room and kitchen, flooded with natural light via dual sky lights and expansive glazing to the rear. The kitchen is well-appointed with modern units, integrated appliances and a central island, making it ideal for both everyday living and entertaining. Double doors open directly onto the rear garden, creating a seamless connection between inside and out. To the front of the property is a separate dining room, providing flexible additional reception space. The ground floor layout is further complemented by a newly installed utility room and internal access to the garage.

The first floor offers three well-proportioned bedrooms, all served by a family bathroom. The second floor features an impressive loft conversion, creating a spacious principal bedroom with its own en-suite shower room, providing an ideal main suite with excellent privacy. Externally, the property benefits from a well-maintained rear garden, driveway parking and garage storage.

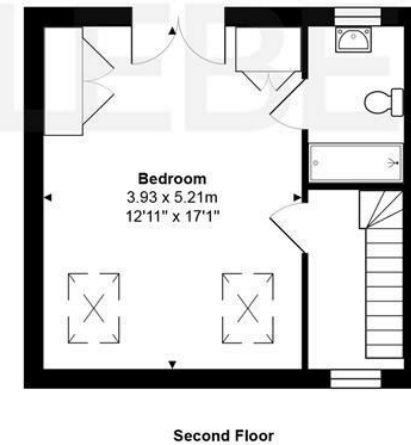
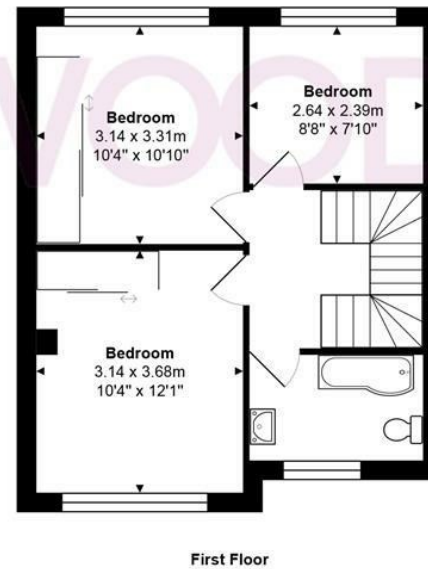
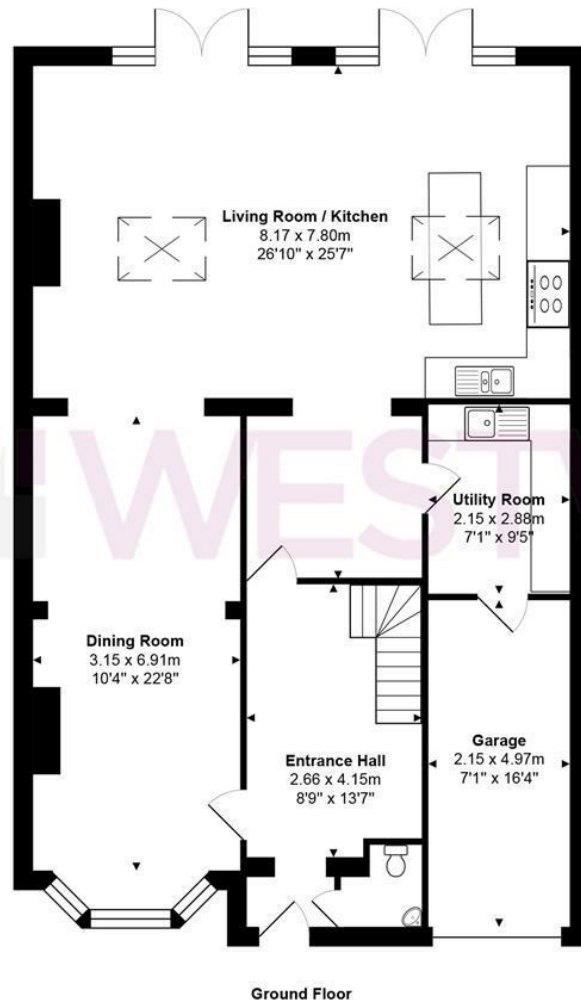
A superb opportunity to acquire a well-presented and extended home offering flexible living space, modern finishes and a standout principal suite.



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Total Area: approx. 174.1 m<sup>2</sup> ... 1874 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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