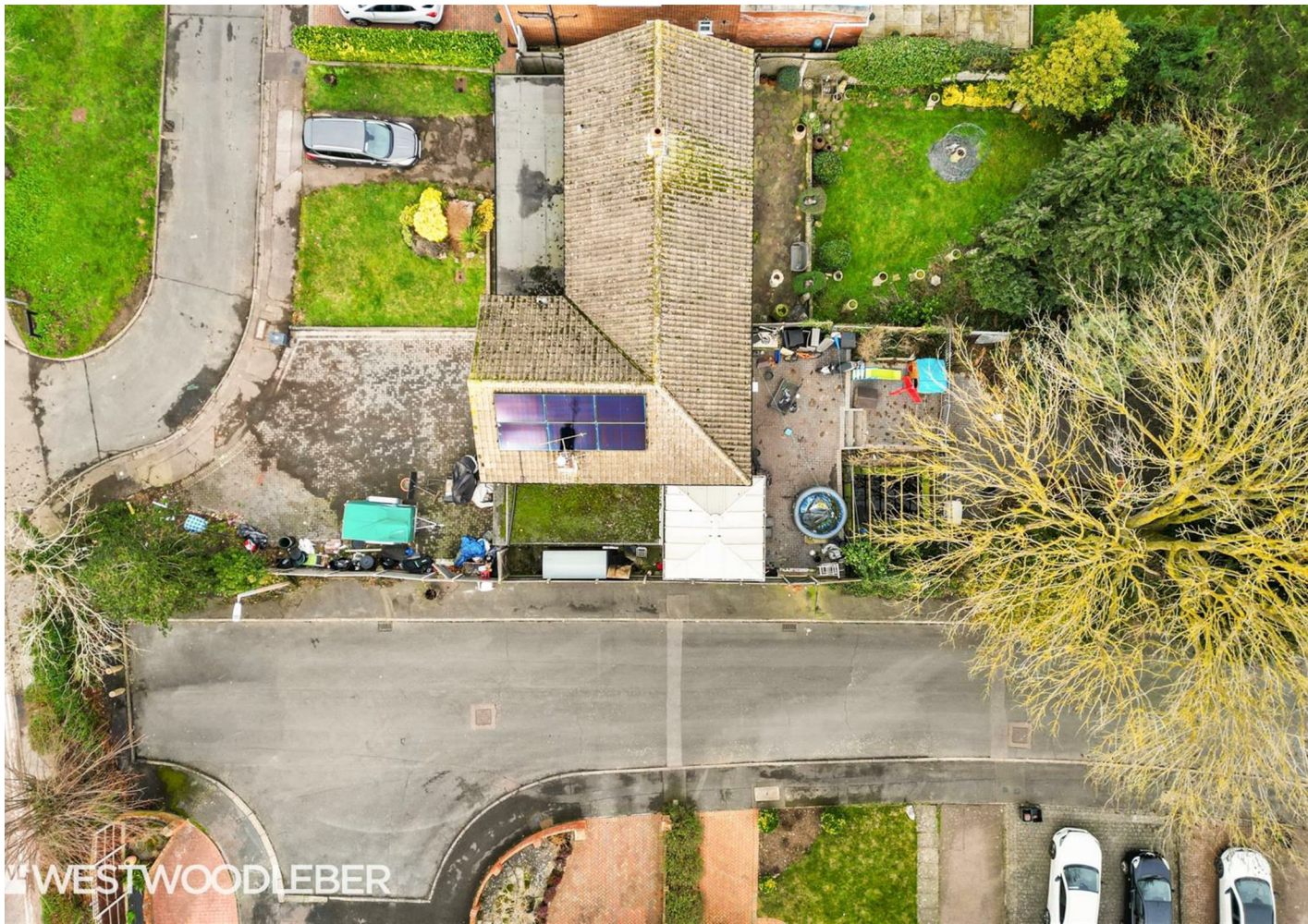




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Priory Close, Broxbourne, EN10 6AB  
£572,500



## Priory Close, Broxbourne, EN10 6AB

Westwood Leber are delighted to present this deceptively spacious four-bedroom semi-detached family home, offering excellent scope to improve and extend (STPP).

Set on a generous corner plot, the property benefits from a large front driveway and a very private rear garden with both side and rear access. There is also ample space to facilitate detached, self-contained living accommodation, subject to planning permission.

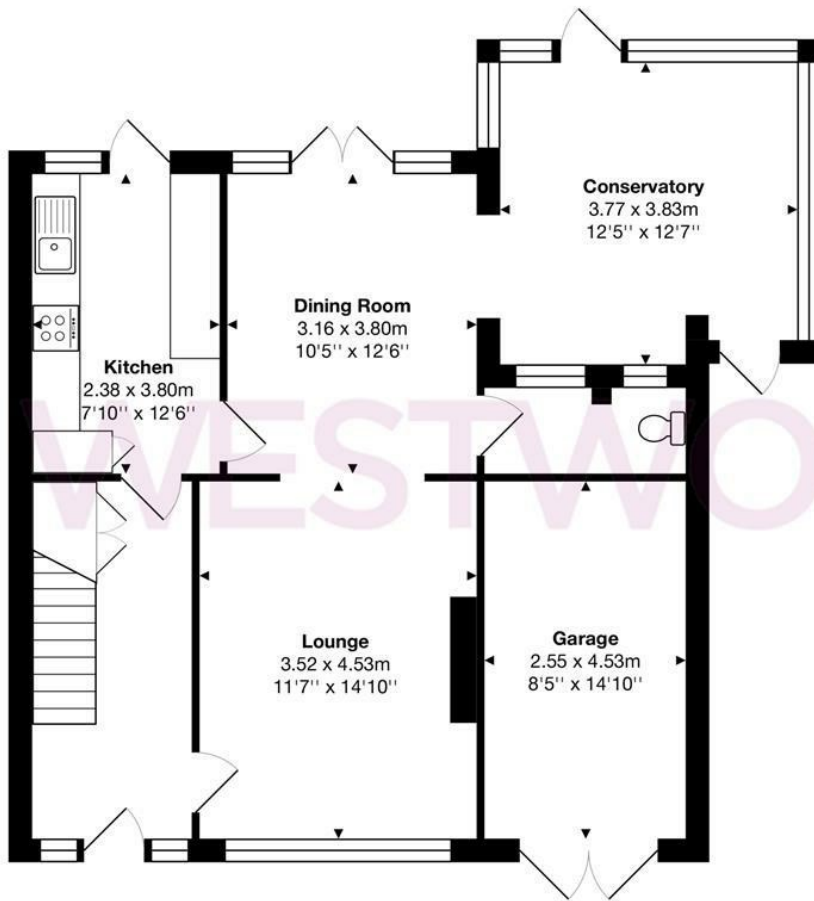
Location: Priory Close is ideally situated within easy reach of the ever-popular Brookfield Centre, which is undergoing extensive regeneration to provide enhanced shopping, sporting, and leisure facilities. The area is served by highly regarded schools and Hertfordshire University, while Broxbourne and Cheshunt stations offer excellent rail links to London and Cambridge.

Although the property requires modernisation, this is outweighed by the exceptional potential it offers. For purchasers seeking a spacious home with a well-established 90ft secluded rear garden, and the opportunity to further extend if desired, we strongly recommend an early viewing of this fine family home.

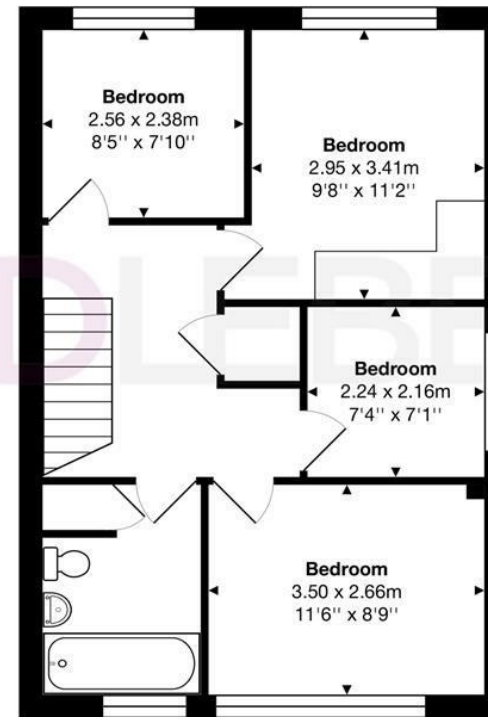


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Ground Floor



First Floor

Total Area: approx. 125.6 m<sup>2</sup> ... 1352 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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