

Shepherds
Property Sales & Lettings

Westlea Road I Broxbourne I EN10 6JH I £515,000


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Nestled on the charming Westlea Road in Broxbourne, this substantial semi-detached house, built in the 1930s, presents an exceptional opportunity for families seeking a spacious and well-appointed home. Spanning an impressive 1,300 square feet, this property boasts four generously sized bedrooms, including a principle suite with an en suite shower room, ensuring comfort and privacy for all family members.

The layout of the home is thoughtfully designed, featuring three reception rooms that provide ample space for relaxation and entertainment. The open plan kitchen and dining area is perfect for family gatherings, while an additional office /sitting room offers a quiet retreat for work or study. The modern family bathroom and a convenient downstairs shower/w.c. enhance the practicality of this delightful residence.

Outside, the property is complemented by a well-maintained rear garden, ideal for outdoor activities and alfresco dining, along with a driveway that provides off-street parking for your convenience.

Situated in a lovely neighbourhood, this home is conveniently located near excellent transport links, highly regarded schools, and local amenities, including the popular Brookfield Farm shopping centre. This property is not just a house; it is a wonderful family home that combines comfort, style, and convenience in one of Broxbourne's most desirable locations.

- 4 Bedroom House
- Extended End of Terrace
- 3 Bathrooms
- Modern Kitchen/Family Room
- Off Street Parking
- Gas Central Heating
- Utility Room
- CHAIN FREE





Entrance Door

Entrance Hall
21'9 x 6'

Living Room
14'8 x 11'1

Dining Area
11'1 x 6'10

Kitchen/Family Room
21'2 x 11'10 max

Utility Room
5'5 x 4'11

Shower /Cloakroom

Sitting Room/Office
12'5 x 7'4 max

First Floor landing

Bedroom Two
10'8 x 9'11

Family Bathroom
6'6 x 6'3

Bedroom Three
11'5 x 10'8

Bedroom Four
8'9 x 5'11

Second Floor

Principle Bedroom
16'5 x 12'5

En-Suite Shower

Exterior

Front Driveway

Rear Garden











Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

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Tenure :	**Freehold**
Council:	**Broxbourne Borough Council**
Tax Band:	**D**

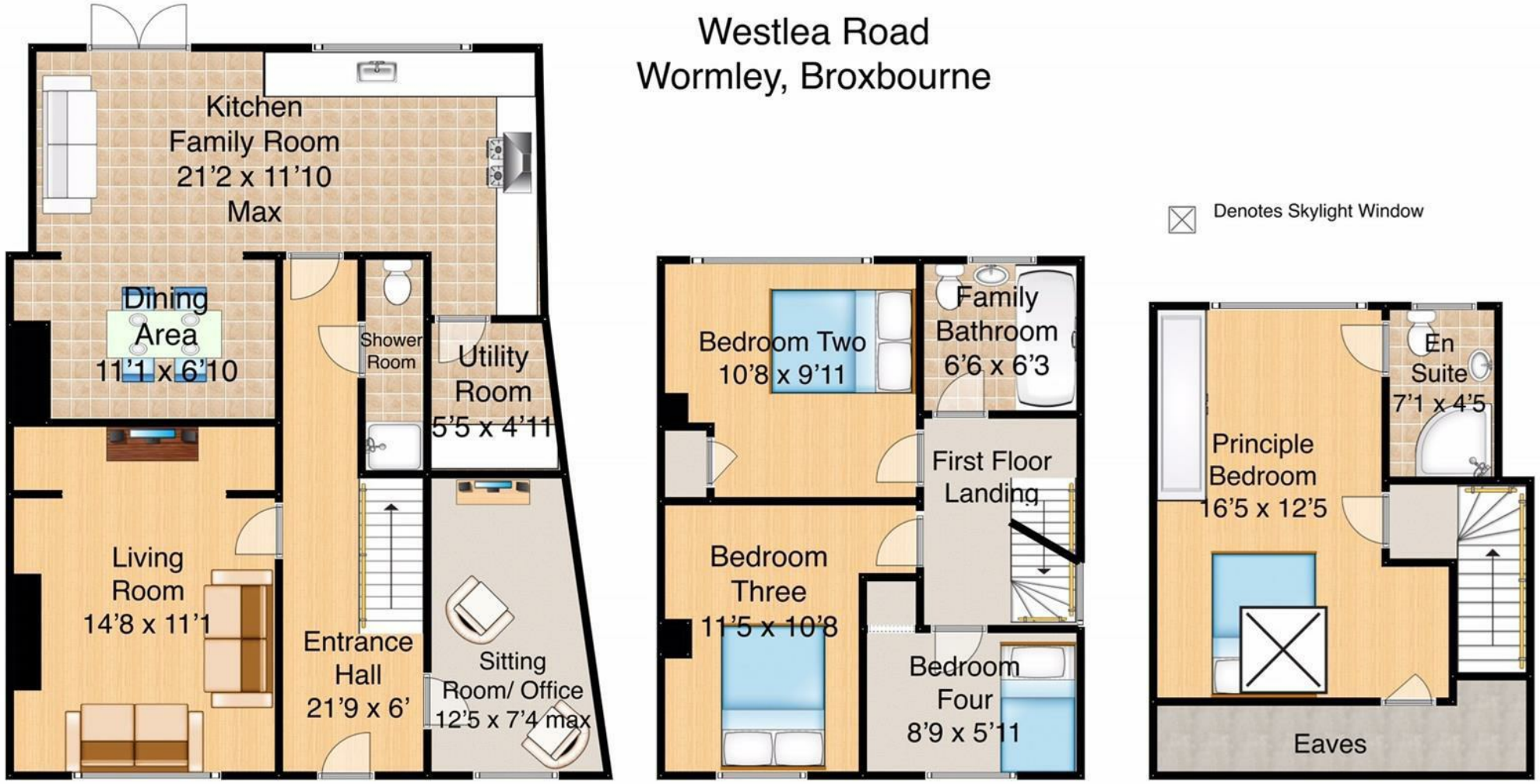

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Westlea Road
Wormley, Broxbourne



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