



Shepherds
Property Sales & Lettings

Westlea Road | Broxbourne | EN10 6JH | £560,000



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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
 - Modern Kitchen/Family Room
 - Living Room
- Extended End of Terrace
 - Off Street Parking
 - Dining Area
- 3 Bathrooms
 - Gas Central Heating
 - Utility Room



| | |
|---------------------|-------------------|
| Entrance Door | Bedroom Two |
| Entrance Hall | 10'8 x 9'11 |
| 21'9 x 6' | Family Bathroom |
| Living Room | 6'6 x 6'3 |
| 14'8 x 11'1 | Bedroom Three |
| Dining Area | 11'5 x 10'8 |
| 11'1 x 6'10 | Bedroom Four |
| Kitchen/Family Room | 8'9 x 5'11 |
| 21'2 x 11'10 max | Second Floor |
| Utility Room | Principle Bedroom |
| 5'5 x 4'11 | 16'5 x 12'5 |
| Shower /Cloakroom | En-Suite Shower |
| Sitting Room/Office | Exterior |
| 12'5 x 7'4 max | Front Driveway |
| First Floor landing | Rear Garden |



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Tenure :
Council:
Tax Band:

Freehold
Broxbourne Borough Council
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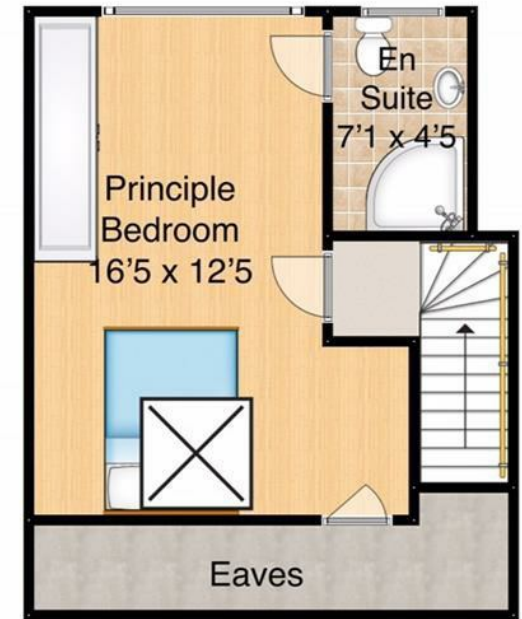




Westlea Road Wormley, Broxbourne



☒ Denotes Skylight Window



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