





Badminton Place, Broxbourne, EN10 7PA

Westwood Leber are delighted to bring to the market this CHAIN-FREE truly impressive and beautifully designed five-bedroom detached family home, tucked away in a private gated setting in the heart of a sought-after residential location.

This immaculate property offers over 2,700 sq ft of versatile accommodation across two floors and has been finished to an exceptional standard throughout. Upon entry, you are greeted by a striking full-height glass atrium that sets the tone for the contemporary and stylish interior beyond.

The ground floor comprises a spacious entrance hall leading to a formal lounge and a dedicated study – ideal for home working. The heart of the home is the stunning open-plan kitchen/living/dining area, fitted with a bespoke two-tone kitchen, quartz worktops, and a large central island with breakfast bar seating. This space flows effortlessly into the generous family room and snug, both with bi-fold doors opening onto the rear garden, perfect for entertaining. The ground floor further benefits from underfloor heating throughout and boasts a separate utility room, boot room, and an additional bedroom with en-suite – ideal as a guest suite or annex potential.

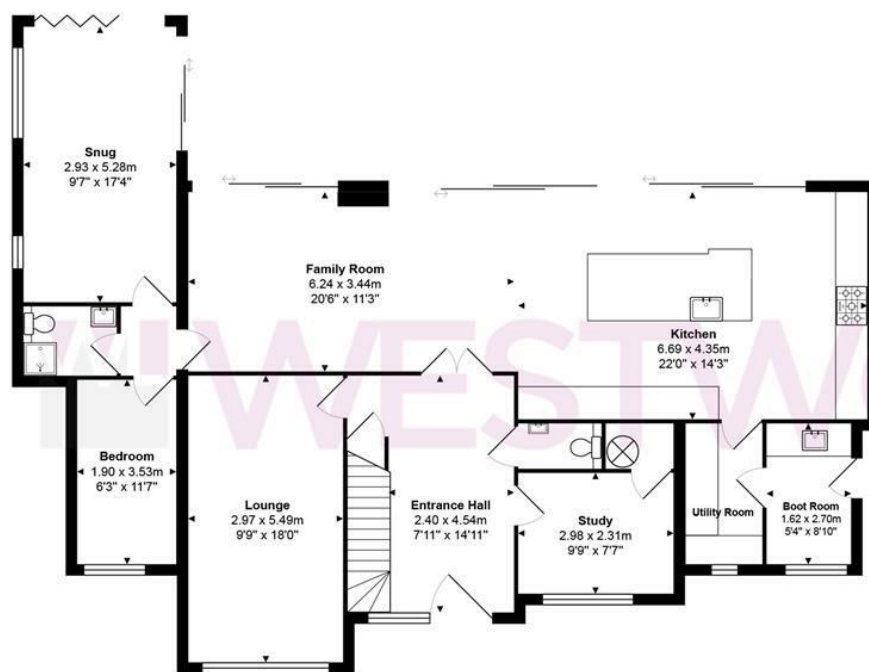
Upstairs, the property offers five well-proportioned bedrooms including a luxurious principal suite with dressing area and en-suite shower room. Two additional bedrooms also feature en-suite facilities, while the remaining rooms are served by a sleek family bathroom.

Externally, the property sits behind a walled entrance, fully pre-wired for electric gates, offering both privacy and the potential for enhanced security and boasts a large block-paved driveway providing ample parking. The rear garden is mainly laid to lawn with a patio terrace ideal for al fresco dining.

Early viewing is highly recommended to fully appreciate the size and finish of this outstanding home.



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Ground Floor
Area: approx. 130.3 m² ... 1403 ft²



First Floor
Area: approx. 120.6 m² ... 1298 ft²

Total Area: approx. 251.0 m² ... 2701 ft²

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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