





Church View, Broxbourne, EN10 7AB

Westwood Leber are delighted to bring to the market this spacious and well-presented three-bedroom townhouse, ideally positioned within this sought-after Broxbourne location.

This versatile family home offers accommodation arranged over three floors, with the ground level featuring a welcoming entrance hall, a convenient ground floor cloakroom, and a flexible room currently used as a bedroom or additional sitting room. To the rear, there is a bright and modern kitchen/breakfast room with direct access to the garden.

The first floor boasts a generous lounge with access to a private balcony, providing an ideal space to relax or entertain, along with a well-proportioned bedroom and a family bathroom. The top floor features two further double bedrooms, including a superb principal bedroom with its own en-suite facilities.

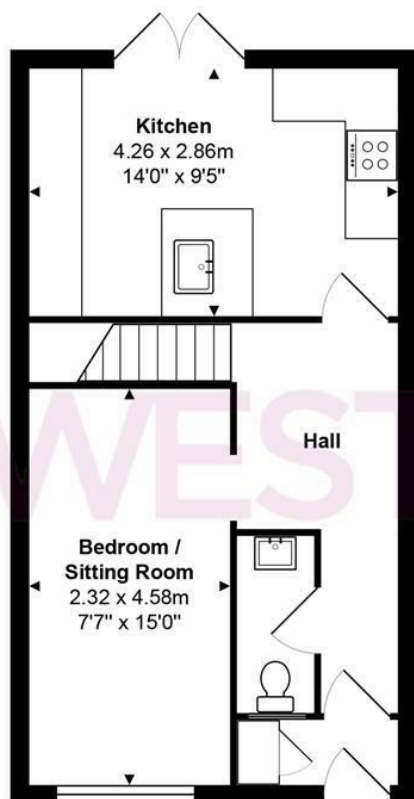
Externally, the property benefits from a garage attached directly to the house, providing both parking and valuable storage. There is also further scope to extend above the garage, subject to planning permissions, offering an excellent opportunity for those seeking to enhance the living space in future.

Situated within close proximity to Broxbourne Station, this home offers excellent transport links into London Liverpool Street, and is within easy reach of local shops, schools, and amenities. An internal viewing is highly recommended to appreciate the size, layout, and quality of this fantastic family home.

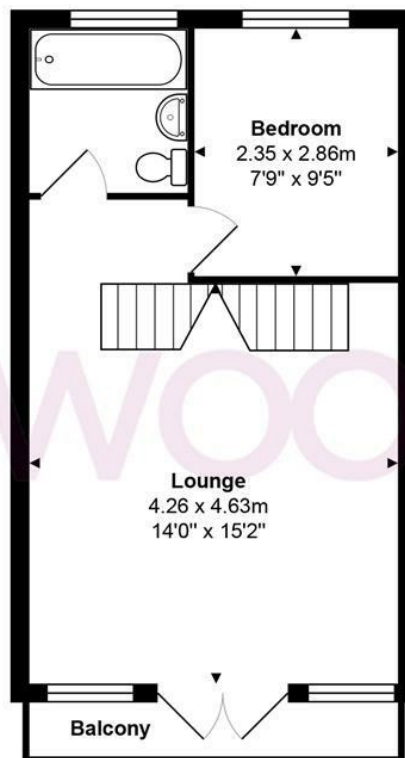


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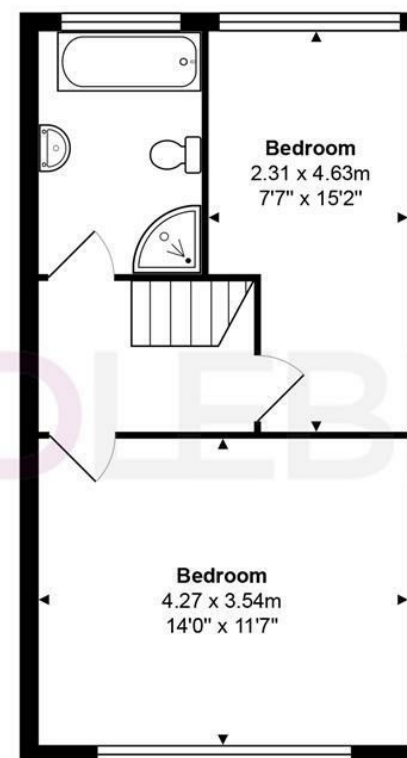
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Ground Floor



First Floor



Second Floor

Total Area: approx. 102.9 m² ... 1107 ft² (excluding balcony)

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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