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Birch Farm Place, Broxbourne, EN10 7FL  
£1,300,000



## Birch Farm Place, Broxbourne, EN10 7FL

Westwood Leber are delighted to bring to the market this truly exceptional three-double-bedroom detached and high-specification gated bungalow set on a substantial plot in this highly desired location in Hertfordshire. This property offers a multitude of desired features such as incredible natural lighting throughout, a modern/contemporary bespoke fitted kitchen suite with an island, a large master bedroom with an attached four-piece bathroom and fully fitted dressing room, and a drive to the front offering off-street parking for multiple cars. Further benefits include a double garage, a large outbuilding with power perfectly set up for a home office, full-width bi-folding doors from the family room leading to a substantial, picturesque rear garden with a patio area, featuring a covered bar with a custom-built pizza oven. The property also benefits from some more technical features such as full CCTV, a Sonos sound system throughout, and electric front gates. A property like this is better seen in person, so an internal viewing is highly recommended!



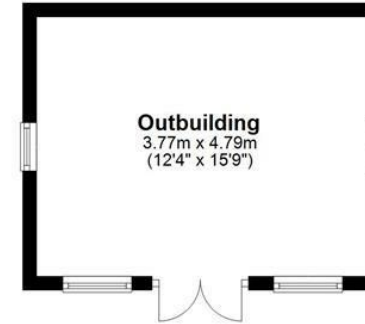
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**Ground Floor**  
Approx. 166.5 sq. metres (1792.1 sq. feet)



**Outbuilding**  
Approx. 18.0 sq. metres (194.1 sq. feet)



**Garage**  
Approx. 38.6 sq. metres (415.3 sq. feet)



Total area: approx. 223.1 sq. metres (2401.5 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt had been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown. Property marketing provided by Westwood Leber.  
Plan produced using PlanUp.







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