







## Eaton Gardens, Broxbourne, EN10 6SA

\*\*\* Guide price £1,000,000 - £1,050,000 \*\*\*

Westwood Leber are delighted to bring to the market this impressive and substantially sized family home offering approximately 2,416 sq ft of accommodation, arranged over three well-planned floors, and set within a popular residential location in Broxbourne. The property occupies the largest plot on the development, providing exceptional outside space and parking.

The ground floor features a welcoming entrance hall leading to a generous living room, ideal for family use and entertaining. To the rear of the property is a standout open-plan kitchen/dining room, measuring over 22 feet in length, creating an excellent social space with direct access to the garden. A separate utility room and ground floor cloakroom add further practicality.

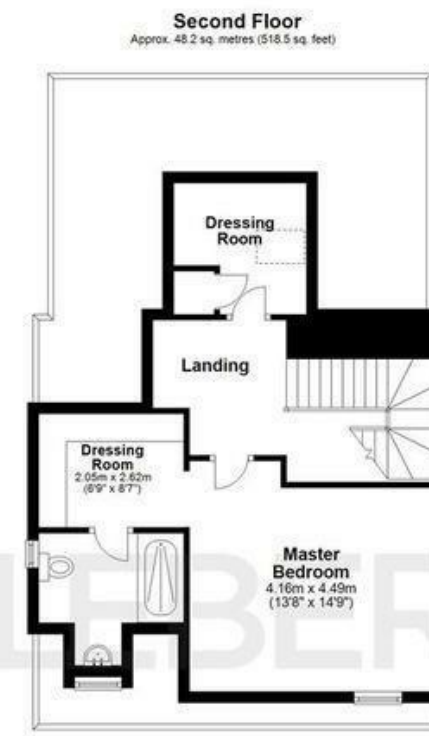
The first floor provides four well-proportioned bedrooms, all accessed via a central landing, along with a family bathroom. This level offers flexible accommodation suitable for children, guests or home-working requirements. Occupying the top floor is an impressive principal bedroom suite, benefitting from a private en-suite bathroom and two separate dressing rooms, creating a well-defined and spacious retreat.





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**Garage**  
Approx. 12.8 sq. metres (138.0 sq. feet)



Total area: approx. 224.5 sq. metres (2416.0 sq. feet)

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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