







## Woolmans Close, Broxbourne, EN10 6PR

Westwood Leber are delighted to bring to the market this beautifully presented three-bedroom terrace family home, set within one of Broxbourne's most sought-after residential locations. The property has been significantly improved by the current owners and offers a fantastic blend of modern finishes and practical upgrades throughout, including the installation of a new boiler.

At the heart of the home lies a stunning open-plan kitchen and dining area, beautifully appointed with high-quality units and designed to provide the perfect space for both family living and entertaining. The lounge features a stylish, contemporary finish, creating a warm and welcoming retreat. Upstairs, the first floor offers three well-proportioned bedrooms along with a modern family bathroom.

Externally, the property benefits from a garage en-bloc with off-street parking, conveniently accessible from the rear garden.

The location is excellent, positioned within close proximity to The Broxbourne School and only a short walk to Broxbourne Station, providing fast and reliable links into London.



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Total Area: approx. 96.4 m<sup>2</sup> ... 1038 ft<sup>2</sup>

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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