



WESTWOODLEBER

**WESTWOODLEBER**  
LET US GUIDE YOU HOME

Park Lane, Broxbourne, EN10 7PG  
Offers in excess of £1,895,000





## Park Lane, Broxbourne, EN10 7PG

Westwood Leber is delighted to present this magnificent seven-bedroom, four-bathroom family home, ideally situated in the highly sought-after residential area of Broxbourne, within a mile of Broxbourne Rail Station. This impressive property spans nearly 4,500 square feet and has been tastefully updated by the current owners to offer exceptional living accommodation.

The stylishly designed ground floor features a large entrance hall with a downstairs W/C, leading to a spacious living room, a formal dining room, and a generous family kitchen. Additional ground floor amenities include a large games room and a utility room. The first floor boasts six well-appointed bedrooms and three bathrooms, providing ample space for a large family or guests. The second floor is dedicated to the master suite, complete with an en-suite bathroom and a separate dressing room.

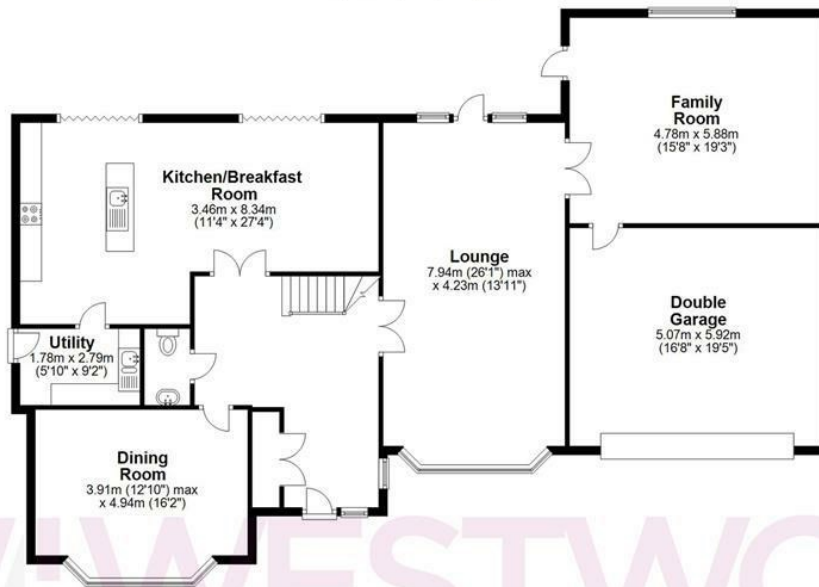
Externally, the property benefits from a large gravel driveway leading to an integral double garage. The rear garden is secluded, offering large entertaining spaces perfect for hosting gatherings and enjoying outdoor activities. We highly recommend scheduling an internal viewing to fully appreciate the exceptional quality and space this fabulous home offers.





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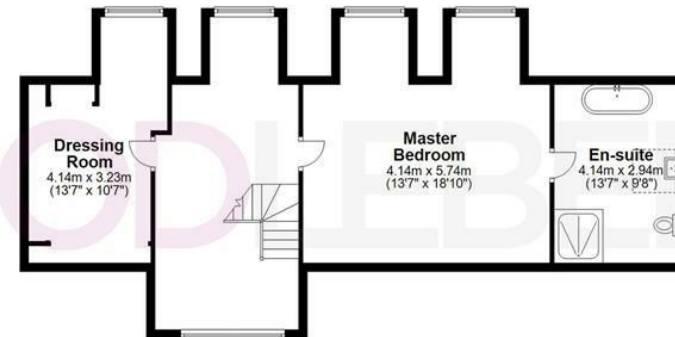
**Ground Floor**  
Approx. 172.2 sq. metres (1853.5 sq. feet)



**First Floor**  
Approx. 155.2 sq. metres (1670.8 sq. feet)



**Second Floor**  
Approx. 77.7 sq. metres (836.0 sq. feet)



Total area: approx. 405.1 sq. metres (4360.3 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has 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.











































