



WV WESTWOODLEBER

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Station Road, Broxbourne, EN10 7AS  
£1,200,000



## Station Road, Broxbourne, EN10 7AS

Westwood Leber are thrilled to bring to the market this exceptional four-bedroom detached residence, proudly positioned within one of Broxbourne's most sought-after locations on Station Road. Two Rivers House is an impressive and characterful home offering generous accommodation throughout, with a unique riverside setting that truly sets it apart.

This stunning property enjoys a privileged position facing out onto the river to the front and backing directly onto the river at the rear, providing picturesque views and a tranquil atmosphere rarely found so close to local amenities and transport links.

The ground floor offers a spacious and beautifully arranged layout comprising a large dual-aspect living room, a separate formal dining room, and an additional reception room—all flooded with natural light and offering fantastic entertaining space. A well-appointed kitchen and adjoining utility room complete the ground floor, alongside a guest WC.

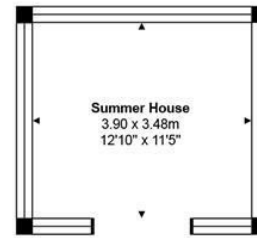
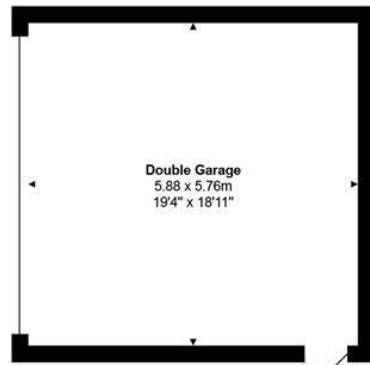
The first floor features four excellent bedrooms, including a superb principal bedroom suite with a dedicated dressing room and access to a stylish family bathroom. Three further generous bedrooms provide ample flexibility for family living, guest accommodation or home working.

Externally, the property benefits from a beautifully maintained garden backing directly onto the river, offering an idyllic outdoor setting perfect for relaxation and social gatherings. A detached double garage and private driveway provide substantial parking and storage options.

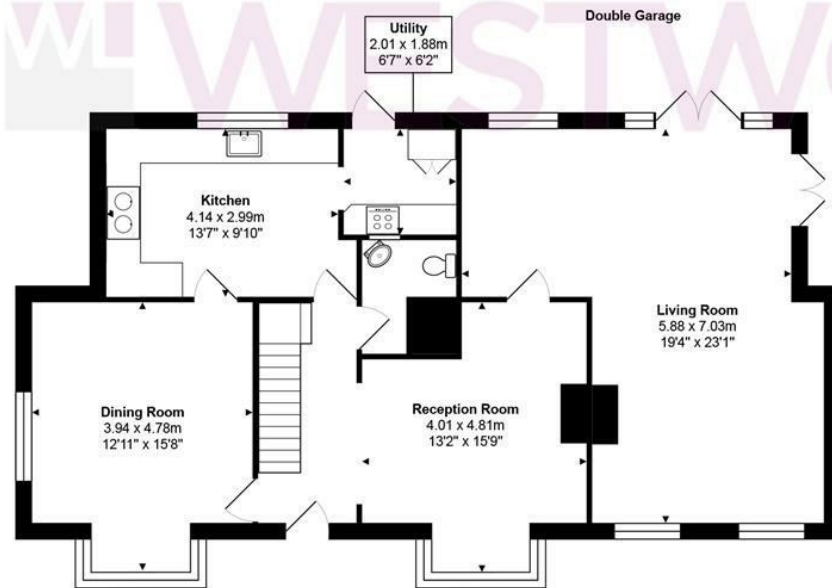


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Summer House



Ground Floor



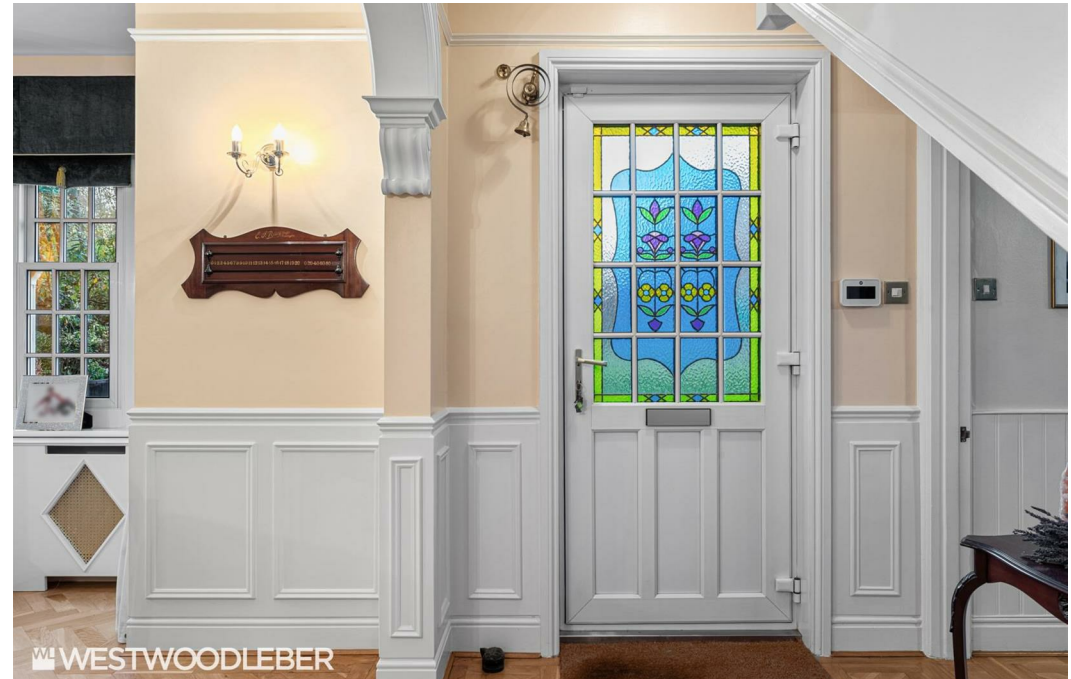
First Floor

Total Area: approx. 233.8 m<sup>2</sup> ... 2517 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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