





Park Lane, Broxbourne, EN10 7NG

Westwood Leber is proud to present this charming, Grade II listed, two-bedroom cottage, ideally situated in the heart of Broxbourne on one of the area's most sought-after roads. Rarely available and in stunning condition, this characterful period home features two generously sized bedrooms, a cosy living room, a modern kitchen, and a family bathroom. Additional versatile spaces, located on the landing upstairs and in the entrance area downstairs, offer potential for a study or workspace. The property benefits from a beautifully maintained, private garden to the rear, while a driveway at the front provides off-street parking. Conveniently located within a short walk of Broxbourne train station and close to highly regarded schools, including Broxbourne School, as well as essential local amenities. Early viewing is highly recommended.

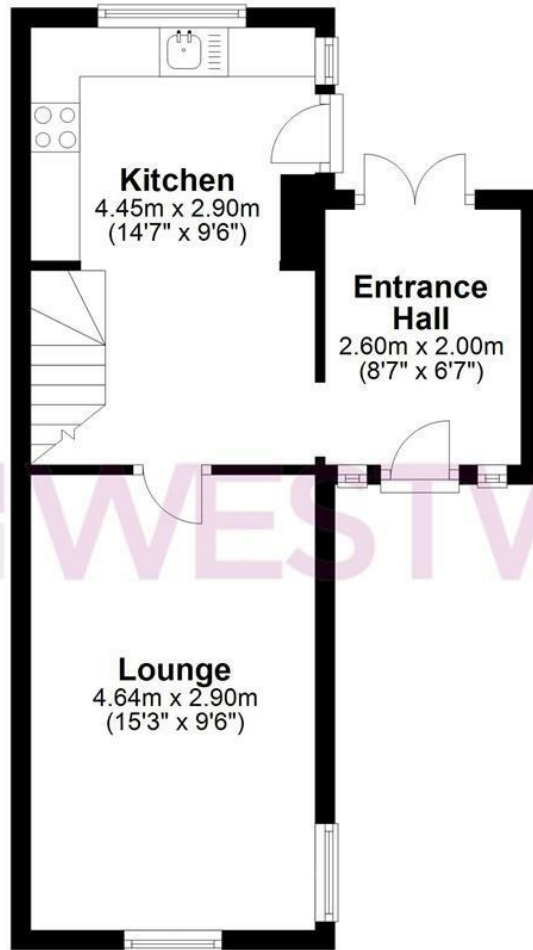


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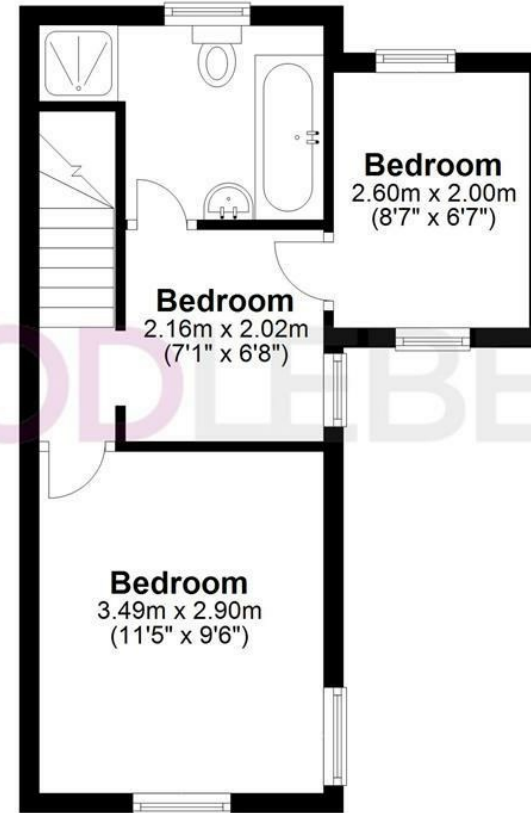
Ground Floor

Approx. 32.2 sq. metres (346.6 sq. feet)



First Floor

Approx. 28.2 sq. metres (303.5 sq. feet)



Total area: approx. 60.4 sq. metres (650.1 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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