





## 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.

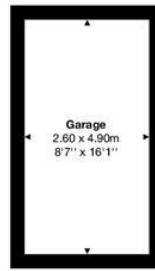
The ground floor features a welcoming entrance hall leading to a generous living room, ideal for family use and entertaining. To the rear of the property is a standout open-plan kitchen/dining room, measuring over 22 feet in length, creating an excellent social space with direct access to the garden.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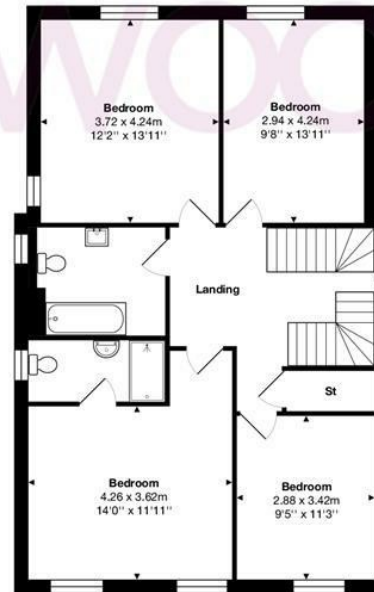
Garage



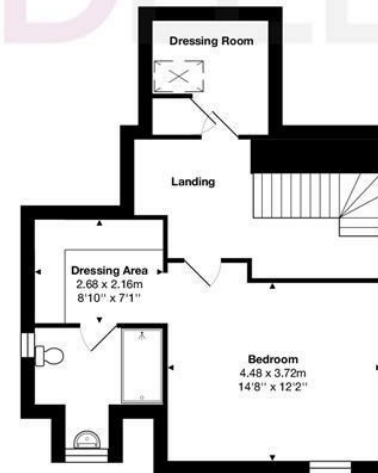
Outdoor Kitchen



Ground Floor



First Floor



Second Floor

Total Area: approx. 243.5 m<sup>2</sup> ... 2621 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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