



WESTWOODLEBER
LET US GUIDE YOU HOME

Sorbus Road, Broxbourne, EN10 6GD
Offers in excess of £365,000



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Westwood Leber are delighted to present this beautifully presented two-bedroom semi-detached home offers well-proportioned living space, modern interiors, and an excellent garden. Situated on the highly desirable Sorbus Road in Broxbourne.

The ground floor welcomes you with a bright entrance hall leading into a spacious 17ft lounge, providing a comfortable and versatile living area with plenty of natural light. To the rear of the property is a well-appointed kitchen, thoughtfully laid out with ample worktop and storage space and direct access to the garden. A convenient ground floor WC and additional storage cupboards complete the downstairs accommodation.

Upstairs, the property offers two generous double bedrooms, both well sized and perfect for relaxing or working from home. The first floor is served by a modern family bathroom, along with additional built-in storage on the landing.

Externally, the home benefits from a driveway providing off-street parking to the front. To the rear is a great-size private garden, ideal for outdoor dining, entertaining.

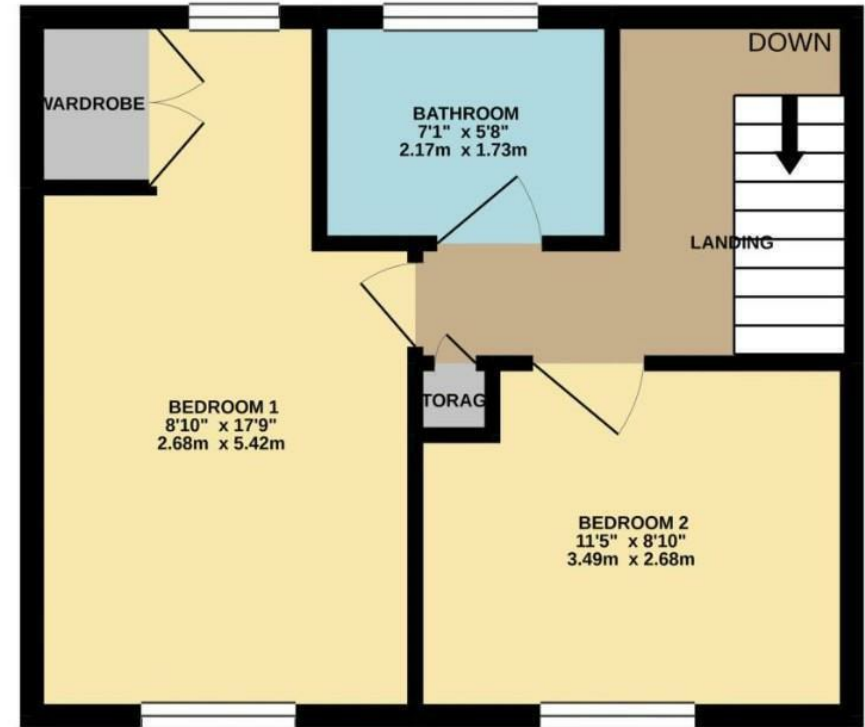
Presented in excellent condition throughout, this property is ready to move straight into and offers a wonderful opportunity to acquire a stylish home in a popular residential location close to local amenities, schools, and transport links.



GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 696 sq.ft. (64.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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