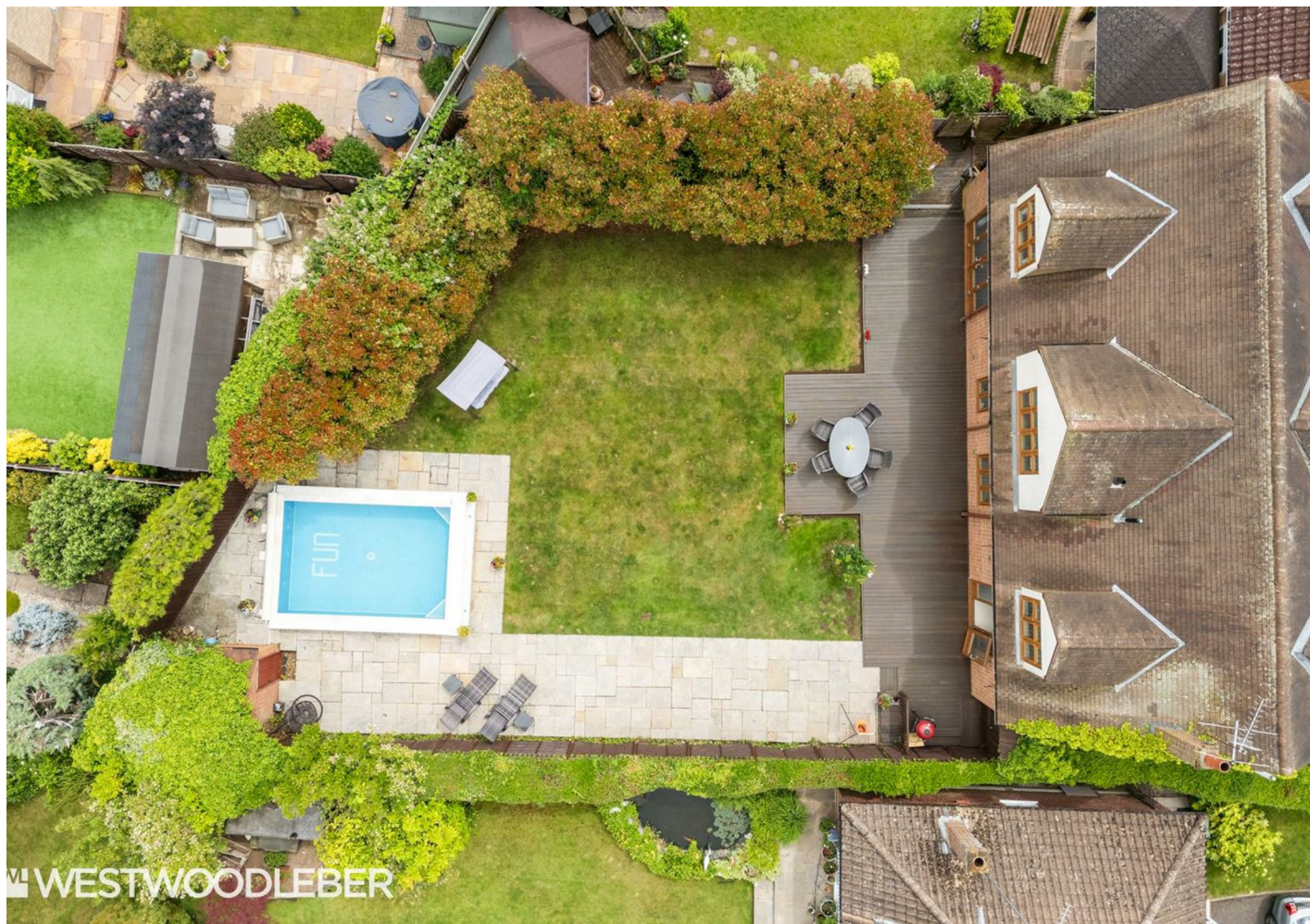






## Riverside Avenue, Broxbourne, EN10 6RD

Westwood Leber are delighted to bring to the market this outstanding five-bedroom detached residence, ideally positioned on a highly regarded private road and set on a generous plot approaching 1/4 of an acre. This magnificent family home is CHAIN FREE offers over 4000 sq ft of impeccably presented living space, having been tastefully updated to an exceptional standard throughout.

Accessed via a beautiful walled entrance, the property is approached by a large block-paved driveway providing extensive parking and leading to a large double garage with power and lighting. The accommodation begins with a bright and airy entrance hall and flows into three spacious reception rooms, including a substantial living room opening into a formal dining area, and a versatile cinema/playroom. The heart of the home is a stunning kitchen/breakfast room, supported by a separate prep/utility room. Additionally, there is a gymnasium complete with its own shower unit.

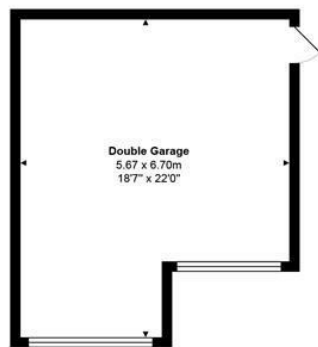
An impressive central staircase leads to a galleried landing, providing access to the first-floor accommodation. The principal suite features a spacious en-suite bathroom, while bedroom two also benefits from its own en-suite. Three further double bedrooms are served by a luxurious family bath/shower room. Bedroom five includes a staircase leading to a charming mezzanine level, ideal for a games room or snug nestled within the eaves.

Externally, the beautifully landscaped rear garden is mainly laid to lawn, with well-established shrubs and borders. A timber decked seating and BBQ area provides the perfect outdoor entertaining space, complemented by a fabulous heated pool, a dedicated pool room housing the heating and pump systems, and a separate outdoor W/C.

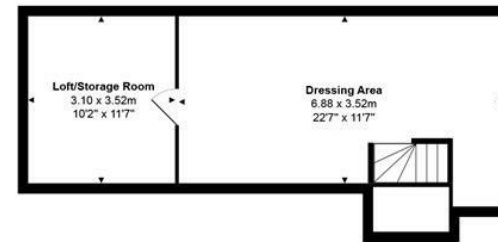
Riverside Avenue is in an excellent location equipped with full fibre broadband as well as providing convenient access to Broxbourne's excellent local amenities, including renowned schools, shops, and Broxbourne railway station with direct links to Liverpool Street



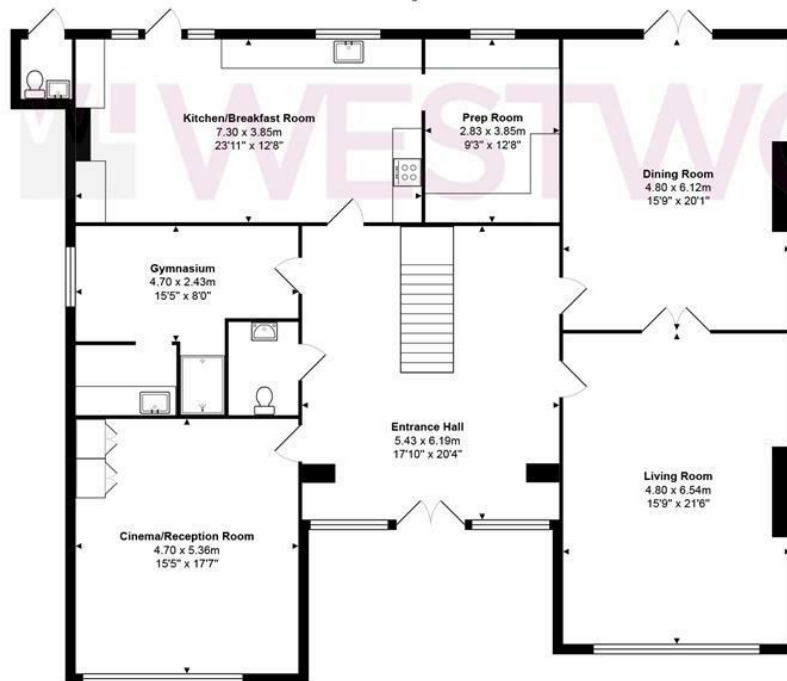
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Garage



Second Floor



Ground Floor



First Floor

Total Area: approx. 410.9 m<sup>2</sup> ... 4422 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.

Property marketing provided by [www.fotomarketing.co.uk](http://www.fotomarketing.co.uk)





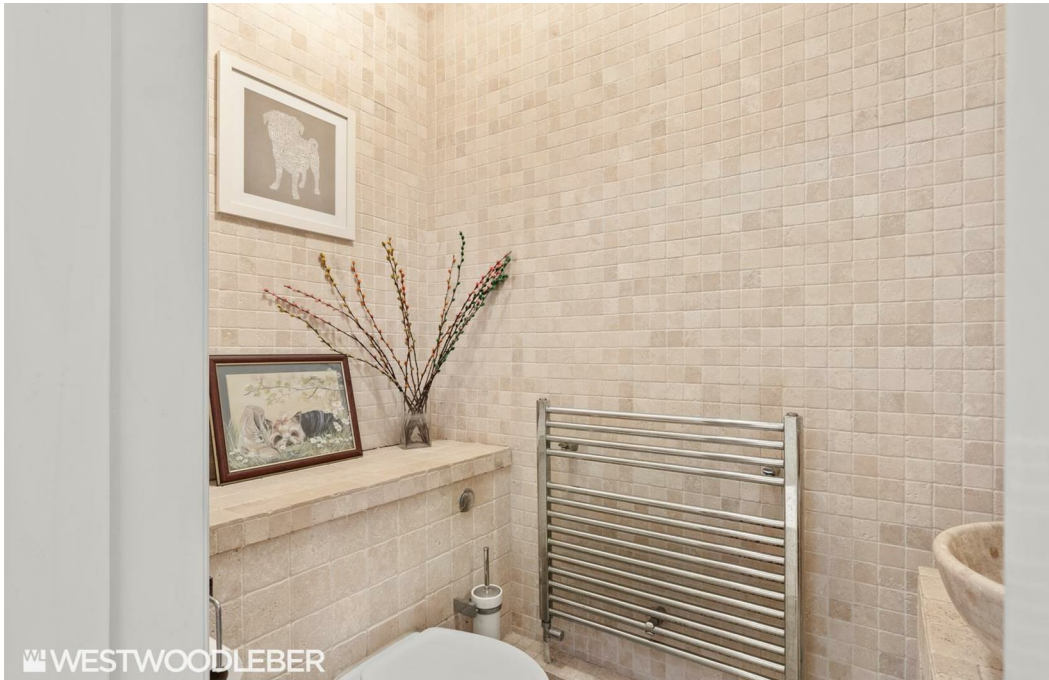




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