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Property Sales & Lettings

Westlea Road | Broxbourne | EN10 6JH | £545,000





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# Westlea Road | Broxbourne | EN10 6JH

Nestled on the charming Westlea Road in Broxbourne, this substantial semi-detached house, built in the 1930s, presents an exceptional opportunity for families seeking a spacious and well-appointed home. Spanning an impressive 1,300 square feet, this property boasts four generously sized bedrooms, including a principle suite with an en suite shower room, ensuring comfort and privacy for all family members.

The layout of the home is thoughtfully designed, featuring three reception rooms that provide ample space for relaxation and entertainment. The open plan kitchen and dining area is perfect for family gatherings, while an additional office /sitting room offers a quiet retreat for work or study. The modern family bathroom and a convenient downstairs shower/w.c. enhance the practicality of this delightful residence.

Outside, the property is complemented by a well-maintained rear garden, ideal for outdoor activities and alfresco dining, along with a driveway that provides off-street parking for your convenience.

Situated in a lovely neighbourhood, this home is conveniently located near excellent transport links, highly regarded schools, and local amenities, including the popular Brookfield Farm shopping centre. This property is not just a house; it is a wonderful family home that combines comfort, style, and convenience in one of Broxbourne's most desirable locations.

- 4 Bedroom House
  - Modern Kitchen/Family Room
  - Living Room
- Extended End of Terrace
  - Off Street Parking
  - Dining Area
- 3 Bathrooms
  - Gas Central Heating
  - Utility Room



Entrance Door	Bedroom Two
Entrance Hall	10'8 x 9'11
21'9 x 6'	Family Bathroom
Living Room	6'6 x 6'3
14'8 x 11'1	Bedroom Three
Dining Area	11'5 x 10'8
11'1 x 6'10	Bedroom Four
Kitchen/Family Room	8'9 x 5'11
21'2 x 11'10 max	Second Floor
Utility Room	Principle Bedroom
5'5 x 4'11	16'5 x 12'5
Shower /Cloakroom	En-Suite Shower
Sitting Room/Office	Exterior
12'5 x 7'4 max	Front Driveway
First Floor landing	Rear Garden





**Disclaimers:** 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.



 4  3  3  D

**Tenure :**  
**Council:**  
**Tax Band:**

**Freehold**  
**Broxbourne Borough Council**  
**D**



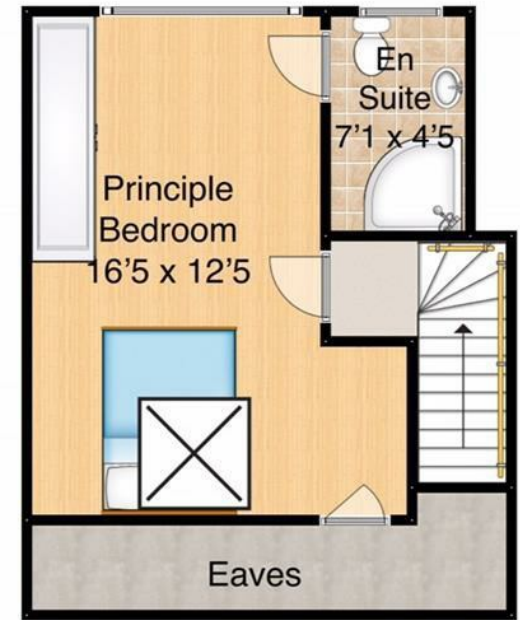




# Westlea Road Wormley, Broxbourne



☒ Denotes Skylight Window



This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be edited or reused without the consent of Shepherds Estate Agents Ltd





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## CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

## HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)

**FINE & COUNTRY**

