



WESTWOODLEBER

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LET US GUIDE YOU HOME

Nazeing New Road, Broxbourne, EN10 6SS
£725,000



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Westwood Leber are delighted to bring to the market this substantial five bedroom semi- detached family home situated just 0.5 miles from Broxbourne British Rail Station. This truly magnificent house has been well extended by the current owners offering extremely spacious living accommodation throughout. The property benefits from five double bedrooms, four-piece bathroom suite, three-piece en-suite bathroom, downstairs shower room, three reception rooms, a utility room, a large front driveway, integral garage and a well sized rear garden. Internal viewing is highly recommended!



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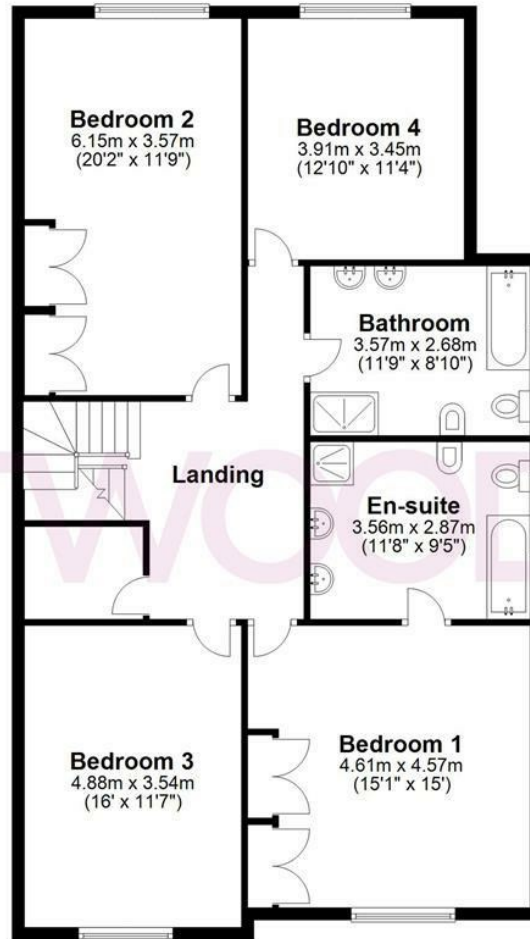
Ground Floor

Approx. 117.4 sq. metres (1264.1 sq. feet)



First Floor

Approx. 114.8 sq. metres (1235.8 sq. feet)



Second Floor

Approx. 55.4 sq. metres (595.8 sq. feet)



Total area: approx. 287.6 sq. metres (3095.7 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91)	A		
(69-80)	B		
(55-68)	C		
(39-54)	D		
(21-38)	E		
(1-20)	F		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



