



WESTWOODLEBER

**WESTWOODLEBER**  
LET US GUIDE YOU HOME

Eaton Gardens, Broxbourne, EN10 6SA  
£895,000





## Eaton Gardens, Broxbourne, EN10 6SA

Westwood Leber are delighted to bring to the market this truly magnificent and larger than average five bedroom detached family home which located on a corner plot in this sought after cul-de-sac which is within the catchment of Broxbourne School and a short walk along the New River to Broxbourne Railway Station. The generous accommodation comprises of a spacious entrance hall, downstairs wc, large playroom, utility room and an impressive open plan living space including a fully integrated kitchen. On the first floor, there along with the 5 bedrooms, there are 3 en-suite shower rooms and a family bathroom. Externally, the property is approached by a driveway providing parking for at least two cars with good storage at the front of the converted double garage and professionally landscaped south facing rear garden.





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Total area: approx. 221.2 sq. metres (2381.3 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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