



**The Mead, Broxbourne EN10 6SS**

**welcome to**

**The Mead, Broxbourne**

William H Brown are delighted to bring to the market this substantial, chain free, five bedroom detached family home situated in a popular Broxbourne location. An early viewing is a must!



**Accommodation Comprises Of:  
Entrance Hall**

Radiator, two storage cupboards, tiled floor.

**Cloakroom**

Wash hand basin, wc, tiled floor, radiator.

**Study**

9' 10" x 8' 6" ( 3.00m x 2.59m )

Double glazed window to front aspect, oak floor, radiator.

**Lounge**

18' 1" x 13' 1" ( 5.51m x 3.99m )

Double glazed french doors, oak floor, radiator.

**Kitchen / Diner**

14' 3" x 12' 3" ( 4.34m x 3.73m )

Double glazed french doors, double glazed window to side aspect, a range of wall and base units with quartz worktops, integrated dishwasher, sink unit, integrated oven, gas hob and extractor fan, tiled floor, radiator.

**Utility Room**

8' 2" x 5' 8" ( 2.49m x 1.73m )

Double glazed window to side aspect, plumbing for washing machine, a range of wall and base units with quartz worktops, space for fridge freezer.

**Landing**

Storage cupboard, radiator.

**Ground Floor**

Coat Cupboard.

**Bedroom 1**

16' 2" x 14' 3" ( 4.93m x 4.34m )

Double glazed window to front aspect, radiator, walk in wardrobe.

**En-Suite**

Tiled floor, part tiled walls, shower cubicle, radiator, wc, wash hand basin.

**Bedroom 2**

15' 5" x 13' 1" ( 4.70m x 3.99m )

Two velux windows to rear aspect, radiator.

**Bedroom 3**

15' 4" x 12' 3" ( 4.67m x 3.73m )

Two double glazed velux windows to rear aspect, radiator.

**Bathroom**

Double glazed window to side aspect, wash hand basin, radiator, tiled floor, part tiled walls, storage cupboard, shower cubicle, paneled bath, wc.

**Second Floor**

Storage area.

**Bedroom 4**

13' 10" x 7' 9" ( 4.22m x 2.36m )

Double glazed window to rear aspect, radiator.

**Bedroom 5**

14' 6" x 11' 8" ( 4.42m x 3.56m )

Double glazed window to rear aspect, fitted wardrobe, radiator.

**En-Suite**

Double glazed window to front aspect, tiled floor, shower cubicle, part tiled walls, wc, wash hand basin, radiator.

**Exterior**

**Front Garden**

To the front of the property is an integral garage, large driveway.

**Rear Garden**

To the rear of the property is a decking area, lawn area and side access to the rear of the property.



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## The Mead, Broxbourne

- Detached family home
- Five bedrooms
- Two en-suites and a family bathroom
- Garage and driveway
- Close to Broxbourne train station

Tenure: Freehold EPC Rating: D

offers in excess of

**£850,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BRX105409 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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