



**Kingsmead, Waltham Cross EN8 0EG**



**welcome to**

## **Kingsmead, Waltham Cross**

William H Brown are delighted to bring to the market this charming four bedroom detached family home situated in a popular residential location. An early viewing is a must!

### **Accommodation Comprises Of: Entrance Hall**

Storage cupboard, laminate floor.

### **Cloakroom**

Double glazed window to side aspect, wc, wash hand basin.

### **Lounge**

18' 4" max x 13' 5" max ( 5.59m max x 4.09m max )  
Laminate floor, radiator, french doors, storage cupboard.

### **Kitchen**

17' 5" x 7' 3" ( 5.31m x 2.21m )  
Double glazed window to front aspect, double glazed door to side aspect, space for fridge freezer, laminate floor.

### **Conservatory**

Laminate floor, french doors.

### **Landing**

Double glazed window to side aspect.

### **Bedroom 1**

18' 1" x 7' 10" ( 5.51m x 2.39m )  
Two double glazed windows to rear aspect, velux window to front aspect, laminate floor, radiator.

### **En-Suite**

Laminate floor, velux window to front aspect, shower cubicle, wc, wash hand basin, laminate floor.

### **Bedroom 2**

13' 1" x 11' 2" ( 3.99m x 3.40m )  
Double glazed window to front aspect, laminate floor, radiator, fitted wardrobe.

### **Bedroom 3**

11' 6" x 9' 2" ( 3.51m x 2.79m )  
Double glazed window to rear aspect, laminate floor, radiator, fitted wardrobe.

### **Bedroom 4**

8' 10" x 8' 6" ( 2.69m x 2.59m )  
Double glazed window to rear aspect, laminate floor, radiator.

### **Bathroom**

Double glazed window to front aspect, radiator, shower cubicle, wc, wash hand basin.

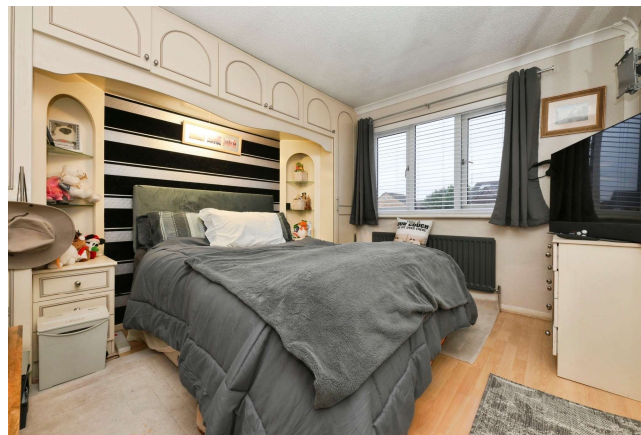
### **Exterior Front Garden**

To the front of the property is a driveway.

### **Rear Garden**

To the rear of the property is an orangery, lawn area, side access.





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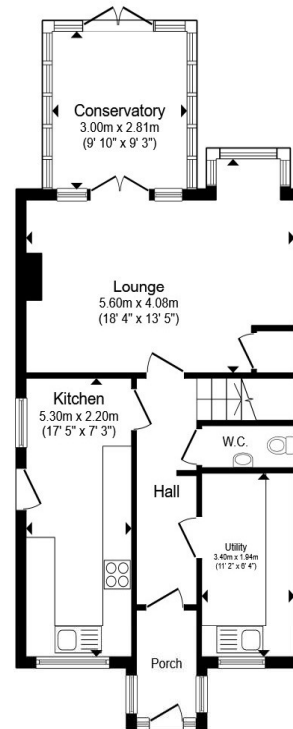
## Kingsmead, Waltham Cross

- Detached
- Four bedrooms
- Family bathroom, downstairs wc and en-suite
- Kitchen and utility room
- Living room

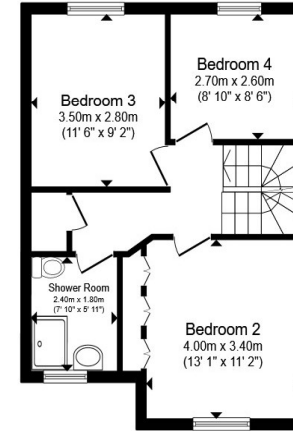
Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: E

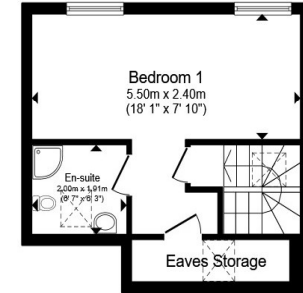
**£650,000**



Ground Floor



First Floor



Second Floor

Total floor area 127.9 m<sup>2</sup> (1,376 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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Property Ref:  
BRX109579 - 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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