



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 with an approx 3,000sqft living space!. 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

24' 4" x 12' 3" (7.42m 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.

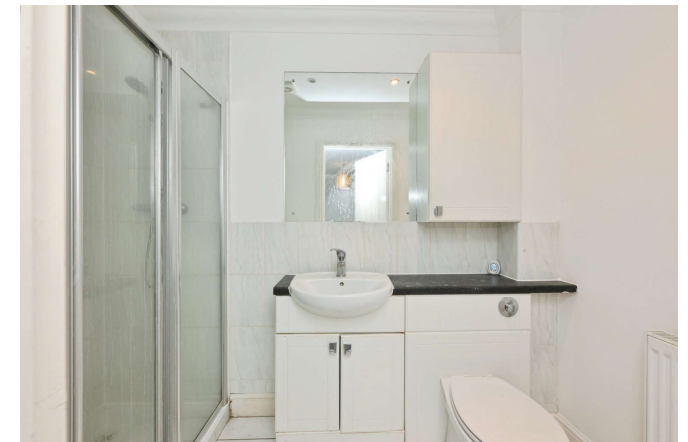
Exterior Front Garden

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.





view this property online williamhbrown.co.uk/Property/BRX109692



welcome to

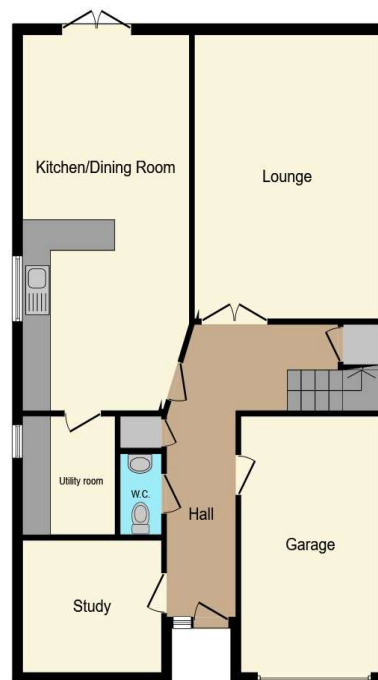
The Mead, Broxbourne

- Detached Family Home
- Five Bedrooms
- Two en-suites and a family bathroom
- Garage and driveway
- Close to Broxbourne train station

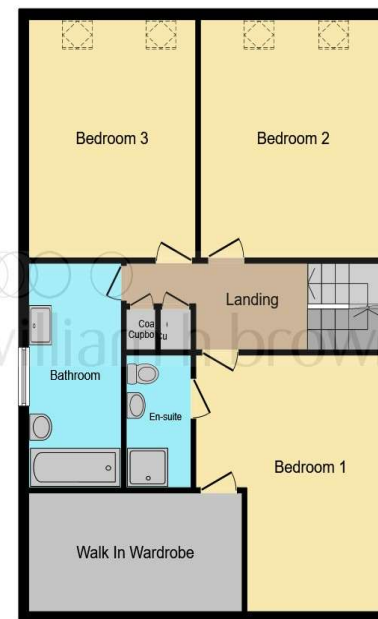
Tenure: Freehold EPC Rating: D

Council Tax Band: F

£799,995



Ground Floor



First Floor



Second Floor

Total floor area 220.5 m² (2,373 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.focalagent.com

view this property online williamhbrown.co.uk/Property/BRX109692



Property Ref:
BRX109692 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.


william h brown



01992 464174



Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire,
EN10 7HX



williamhbrown.co.uk