



**Manor House Gardens, Wormley Broxbourne EN10 6GN**

welcome to

## Manor House Gardens, Wormley Broxbourne

William H Brown are delighted to bring to the market this substantial five bedroom detached family home situated in a popular gated development. An early viewing is a must!

### Accommodation Comprises Of:

#### Entrance Hall

Radiator, two storage cupboards, oak flooring.

#### Cloakroom

Wash hand basin, tiled floor, wc, radiator.

#### Lounge

15' 5" x 13' 9" ( 4.70m x 4.19m )

Two double glazed windows to front aspect, shutter blinds, oak flooring, two radiators.

#### Reception Room 2

21' 9" x 12' 3" ( 6.63m x 3.73m )

Three double glazed windows to rear aspect, shutter blinds, oak flooring, two radiators.

#### Kitchen

21' 10" x 16' 7" ( 6.65m x 5.05m )

Space for fridge freezer, a range of wall and base units with complimenting quartz worktops, integrated oven, integrated dishwasher, gas hob, radiator, tiled floor, french doors.

#### Landing

Double glazed window to side aspect.

#### Bedroom 1

15' 3" x 11' 5" ( 4.65m x 3.48m )

Two double glazed windows to rear aspect, shutter blinds, laminate floor, radiator.

#### En-Suite

Tiled floor, part tiled walls, shower cubicle, wc, wash hand basin, double glazed window to rear aspect.

#### Bedroom 2

13' 2" x 11' 5" ( 4.01m x 3.48m )

Two double glazed windows to front aspect, shutter

blinds, radiator, laminate flooring.

#### Bedroom 3

11' 5" x 10' 2" ( 3.48m x 3.10m )

Double glazed window to front aspect, shutter blinds, laminate flooring, radiator.

#### Bedroom 4

11' 6" x 10' 4" ( 3.51m x 3.15m )

Double glazed window to front aspect, shutter blinds, laminate floor, radiator.

#### Bathroom

Double glazed window to side aspect, tiled floor,

tiled walls, paneled bath, wc, wash hand basin, chrome heated radiator.

#### Bedroom 5

16' x 9' ( 4.88m x 2.74m )

Double glazed window to front aspect, shutter blinds, laminate floor, radiator.

#### Bathroom 2

Double glazed window to side aspect, tiled floor,

paneled bath, wc, wash hand basin, chrome heated radiator.

#### Exterior

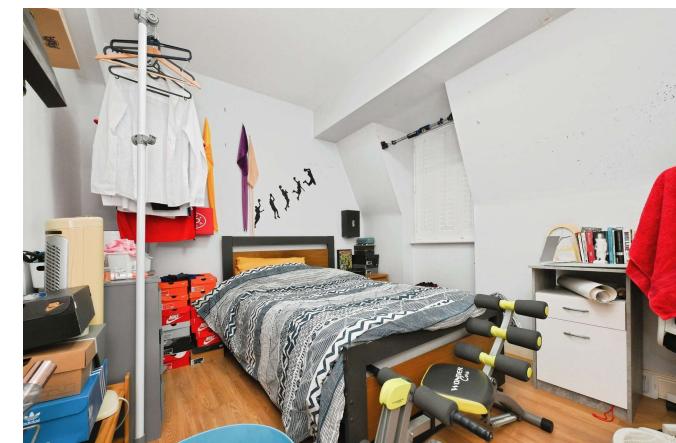
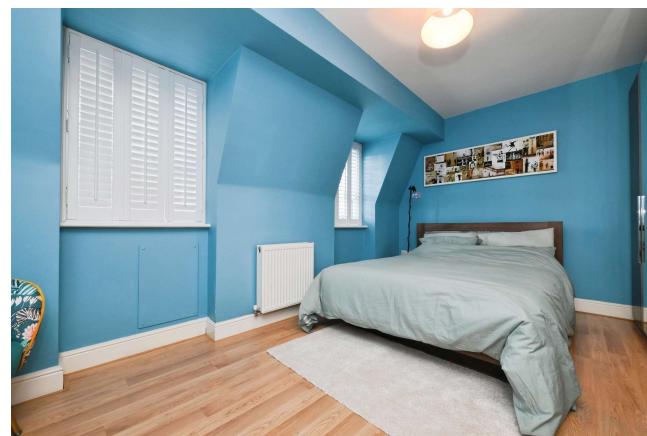
#### Front Garden

To the front of the property is a driveway, garage.

#### Rear Garden

To the rear of the property is a patio area, lawn area, side access.





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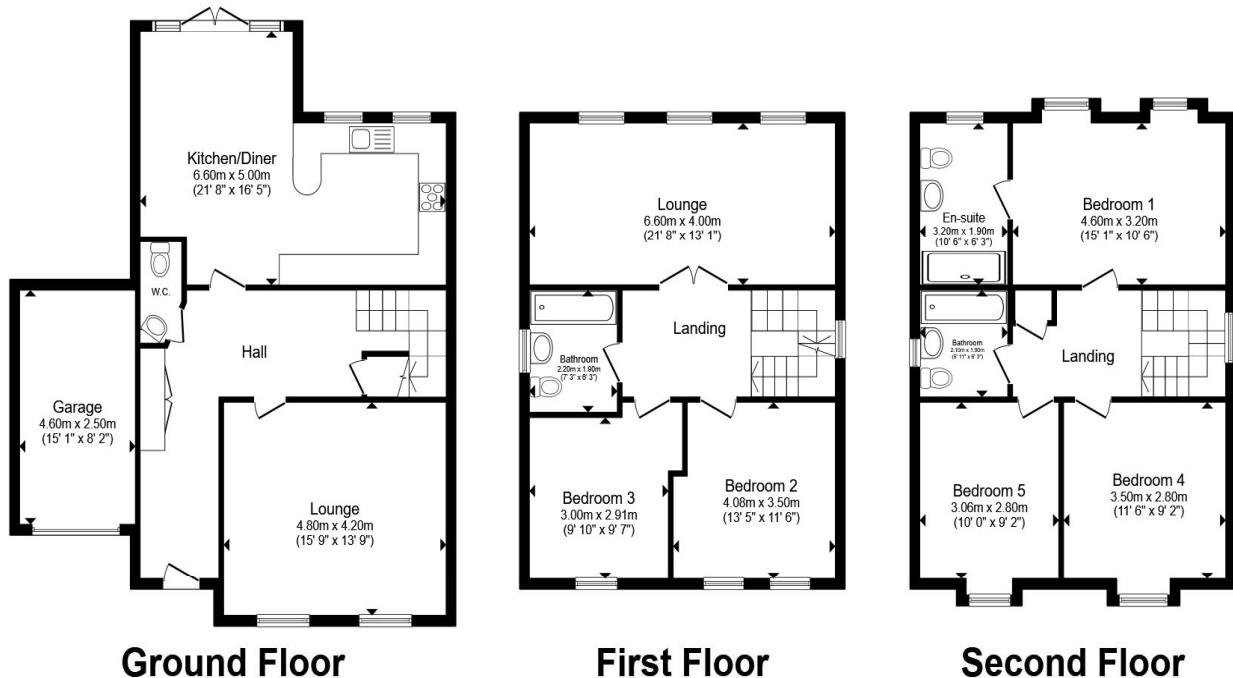
## Manor House Gardens, Wormley Broxbourne

- Five bedrooms
- Detached
- Exclusive gated development
- Three reception rooms
- Over 2,200 sq.ft

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: G

**£830,000**



Total floor area 200.4 m<sup>2</sup> (2,157 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:  
BRX109407 - 0003

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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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