



**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.





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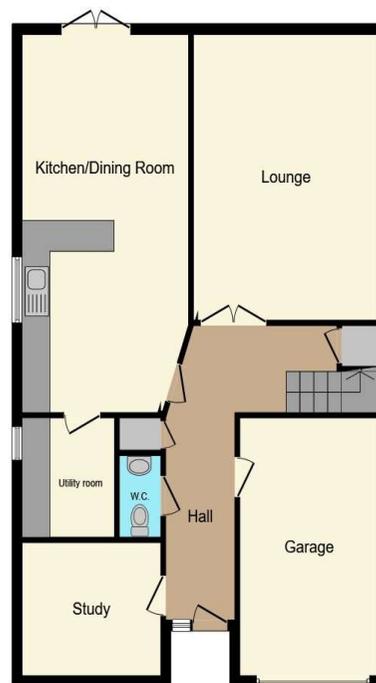
## The Mead, Broxbourne

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

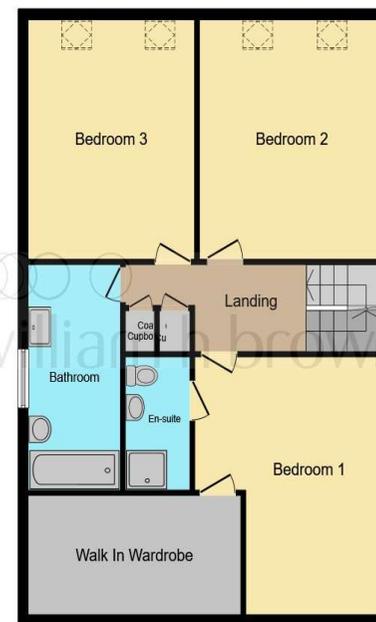
Tenure: Freehold EPC Rating: D

Council Tax Band: F

**£824,999**



Ground Floor



First Floor



Second Floor

Total floor area 220.5 m<sup>2</sup> (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](http://www.focalagent.com)

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Property Ref:  
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