



**Waterford Lodge Mandeville Close, Broxbourne EN10 7PN**

**welcome to**

**Waterford Lodge Mandeville Close, Broxbourne**

William H Brown are delighted to bring to the market this stunning four/five bedroom detached family home situated in a highly desirable Broxbourne location. An early viewing is a must!



**Accommodation Comprises Of:  
Entrance Hall**

Stairs to first floor, double glazed window to front aspect, radiator.

**Cloakroom**

Double glazed window to front aspect, wc, wash hand basin, radiator, tiled flooring, tiled walls.

**Lounge**

22' 4" x 11' 8" ( 6.81m x 3.56m )

Double glazed window to front aspect, radiator, patio doors.

**Kitchen/Diner**

16' 5" x 11' 11" ( 5.00m x 3.63m )

Double glazed window to rear aspect, patio doors, a range of wall and base units with complimenting worktops, radiator, integrated oven, extractor fan, induction hob, integrated dishwasher, sink unit, tiled flooring, space for fridge freezer.

**Utility Room**

12' 3" x 6' 9" ( 3.73m x 2.06m )

Double glazed door to rear aspect, radiator, a range of wall and base units.

**Landing**

Storage cupboard, radiator.

**Bedroom 1**

12' 7" x 11' 11" ( 3.84m x 3.63m )

Double glazed window to rear aspect, radiator.

**En-Suite**

Double glazed window to rear aspect, paneled bath, wc, wash hand basin, radiator, tiled flooring, tiled walls.

**Bedroom 2**

10' 11" x 9' 10" ( 3.33m x 3.00m )

Double glazed window to front aspect, radiator.

**En-Suite**

Shower cubicle, wc, wash hand basin, tiled flooring,

tiled walls, radiator.

**Bedroom 3**

12' 8" x 11' 7" ( 3.86m x 3.53m )

Double glazed window to rear aspect, radiator.

**Bedroom 4**

12' x 9' 10" ( 3.66m x 3.00m )

Double glazed window to front, radiator.

**Bathroom**

Double glazed window to front aspect, paneled bath, wc, wash hand basin, radiator, tiled flooring, tiled walls.

**Bedroom 5**

11' 3" x 9' 10" ( 3.43m x 3.00m )

Double glazed window to rear aspect, 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.



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## Waterford Lodge Mandeville Close, Broxbourne

- Four/five bedrooms
- Kitchen diner
- Integral garage and driveway
- Highly sought after location
- Close to highly regarded schools and transport links

Tenure: Freehold EPC Rating: C

Council Tax Band: G

# £925,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BRX109824 - 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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