



Barkway Lodge Mandeville Close, Broxbourne EN10 7PN

welcome to

Barkway Lodge Mandeville Close, Broxbourne

William H Brown are delighted to bring to the market this stunning four 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, radiator.

Cloakroom

Wc, wash hand basin, radiator, tiled flooring, tiled walls.

Lounge

17' 6" x 14' 8" (5.33m x 4.47m)
Patio doors, radiator.

Dining Room

10' 7" x 9' 6" (3.23m x 2.90m)
Double glazed window to front aspect, radiator.

Kitchen

19' x 14' 5" (5.79m x 4.39m)
Double glazed window to rear aspect, double glazed window to side aspect, a range of wall and base units with complimenting worktops, radiator, tiled flooring, integrated dishwasher, integrated oven, induction hob, extractor fan, space for fridge freezer.

Utility Room

9' 6" x 5' 4" (2.90m x 1.63m)
Double glazed window to front aspect, radiator.

Landing

Storage cupboard, radiator.

Bedroom 1

17' 7" x 14' 8" (5.36m x 4.47m)
Double glazed window to rear aspect, double glazed window to side aspect, radiator.

En-Suite

Shower cubicle, wc, wash hand basin, radiator, tiled flooring, tiled walls.

Bedroom 2

14' 7" x 11' 3" (4.45m x 3.43m)
Double glazed window to front aspect, radiator.

En-Suite

Shower cubicle, wc, wash hand basin, radiator.

Bedroom 3

14' 6" x 9' 7" (4.42m x 2.92m)
Double glazed window to rear aspect, radiator.

Bedroom 4

11' x 9' 7" (3.35m x 2.92m)
Double glazed window to front aspect, radiator.

Bathroom

Paneled bath, wc, wash hand basin, radiator, tiled flooring, tiled walls.

**Exterior
Front Garden**

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

Rear Garden

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



view this property online williamhbrown.co.uk/Property/BRX109832



welcome to

Barkway Lodge Mandeville Close, Broxbourne

- Detached family home
- Four bedrooms
- Two reception rooms
- Detached double garage
- Driveway

Tenure: Freehold EPC Rating: C

Council Tax Band: G

£950,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/BRX109832



Property Ref:
BRX109832 - 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