









Hailey Avenue, Hoddesdon, EN11 9PS

Westwood Leber are delighted to bring to the market this immaculately presented three bedroom family home located perfectly on this sought after cul-de-sac in Hoddesdon. The property has been extended offering deceptively spacious accommodation throughout including a ground floor w/c and a well maintained rear garden as well as a garage en-bloc. We would highly recommend an early viewing.







Ground Floor Approx. 47.7 sq. metres (513.7 sq. feet) **First Floor** Approx. 37.2 sq. metres (400.9 sq. feet) Garage en bloc Approx. 12.1 sq. metres (130.6 sq. feet) Bedroom Dining Kitchen 3.06m x 3.22m 3.53m (11'7") max x 2.67m (8'9") Room (10'1" x 10'7") 3.53m x 2.39m (11'7" x 7'10") Garage 4.96m x 2.45m (16'3" x 8') Bedroom 3.40m x 2.49m (11'2" x 8'2") Lounge 5.69m x 3.35m (18'8" x 11') Bedroom 2.53m x 2.56m (8'4" x 8'5")

Total area: approx. 97.1 sq. metres (1045.1 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt had been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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