









welcome to

Champions Green, Hoddesdon

William H Brown are delighted to bring to the market this spacious three bedroom, chain free, semi detached family home situated in the popular Hundred acre development in the heart of Hoddesdon. An early viewing is highly recommended.













Accommodation Comprising Of: Entrance Porch

Front door and entrance to downstairs wo

Cloakroom

Double glazed windows to front aspect, WC, wash hand basin, radiator.

Lounge

17' x 13' 11" (5.18m x 4.24m)

Double glazed window to front aspect, radiator, storage cupboard, stairs to first floor.

Dining Room

10' 4" x 9' 8" (3.15m x 2.95m) Radiator, patio doors to rear garden

Kitchen

12' 8" x 7' (3.86m x 2.13m)

Double glazed window to rear aspect, wall and base units with matching worktops, space for cooker, space for fridge freezer, plumbing for a washing machine, stainless steel sink, vinyl flooring.

Landing

Access to loft, storage cupboard

Bedroom 1

12' 1" \times 9' 8" ($3.68m \times 2.95m$) Double glazed window to rear aspect, built in wardrobe, radiator.

Bedroom 2

12' 8" x 9' 7" (3.86m x 2.92m)
Double glazed window to front aspect, radiator, fitted wardrobe.

Bedroom 3

7' 3" x 7' (2.21m x 2.13m) Double glazed window to front aspect, radiator

Exterior Front Garden

Good sized lawn area

Rear Garden

Patio area, lawn area, rear and side access, garage.





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- Three bedrooms
- Semi detached
- Chain free
- Garage
- Situated on the popular Hundred acre developement

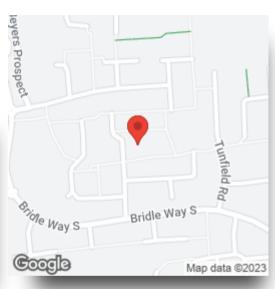
Tenure: Freehold EPC Rating: Awaited

£425,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BRX107947



Property Ref: BRX107947 - 0005 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.





01992 464174



Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire, EN10 7HX



williamhbrown.co.uk