



Warners Avenue, Hoddesdon EN11 8LR

welcome to

Warners Avenue, Hoddesdon

William H Brown are delighted to bring to the market this lovely and spacious four bedroom detached family home with a superb larger than average garden, situated in a highly sought after location on the Broxbourne/Hoddesdon borders. An early viewing is an absolute must!



**Accommodation Comprises Of:
Entrance Hall**

Two radiators

Cloakroom

Double glazed window to front aspect, wc, tiled floor, part tiled walls, wash hand basin, part tiled walls, chrome heated radiator.

Study

8' 4" x 7' 4" (2.54m x 2.24m)
Laminate floor

Dining Room

13' 2" x 9' 1" (4.01m x 2.77m)

Kitchen

16' 7" x 10' 9" (5.05m x 3.28m)
Double glazed window to rear aspect, a range of wall and base units with complimenting worktops, space for range oven, laminate floor, radiator.

Conservatory

14' 8" x 12' 2" (4.47m x 3.71m)
Double glazed french doors, laminate floor.

Landing

Double glazed window to front aspect, access to the loft.

Bedroom 1

12' 10" x 11' 2" (3.91m x 3.40m)
Double glazed window to front aspect, built in wardrobe, radiator.

En-Suite

wc, walk in shower cubicle, tiled floor, tiled walls, wash hand basin, chrome heated radiator.

Bedroom 2

10' 10" x 8' 8" (3.30m x 2.64m)
Double glazed window to rear aspect, radiator, built in wardrobe.

Bedroom 3

11' 4" x 10' 9" (3.45m x 3.28m)

Double glazed window to rear aspect, radiator.

Bedroom 4

11' x 8' 8" (3.35m x 2.64m)
Double glazed window to front and side aspect, laminate floor, built in wardrobe, radiator.

Bathroom

Double glazed window to rear aspect, stand alone bath, wash hand basin, wc, walk in shower cubicle, tiled walls, tiled underfloor heating.

**Exterior
Front Garden**

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

Rear Garden

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



view this property online williamhbrown.co.uk/Property/BRX108532



welcome to

Warners Avenue, Hoddesdon

- Detached family home
- Four bedrooms
- Family bathroom, downstairs wc and en-suite
- Large living room
- Conservatory

Tenure: Freehold EPC Rating: D

offers in excess of

£780,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BRX108532](https://www.williamhbrown.co.uk/Property/BRX108532)



Property Ref:
BRX108532 - 0007

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](https://www.williamhbrown.co.uk)