



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.



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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

£760,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BRX108532 - 0008

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