



Beyers Gardens, Hoddesdon EN11 9PY

welcome to

Beyers Gardens, Hoddesdon

WILLIAM H BROWN are pleased to offer for sale this delightful and beautifully presented three bedroom family home boasting an extensive range of features and ample living accommodation throughout. The property is situated within this popular development and easily accessible to local amenities.



Accommodation Comprises

Main front door leading to:

Entrance Hall

Doors to SHOWER ROOM, KITCHEN, LIVING ROOM and stairs up to first floor.

Lounge

17' x 11' 4" (5.18m x 3.45m)

With access to DINING ROOM. Power points.

Dining Room

17' x 10' 3" (5.18m x 3.12m)

With windows and doors to rear garden.

Kitchen

11' 9" x 11' 4" (3.58m x 3.45m)

Fitted with a range of wall and base units with work surfaces, stainless steel sink unit, space for fridge freezer, dishwasher and Range style cooker. Door to PANTRY.

Utility / Shower Room

6' 6" x 6' 5" (1.98m x 1.96m)

Comprising of a shower unit, low level flush WC, wash hand basin with vanity below, window to side aspect, heated towel rail, space for washing machine and tumble dryer.

First Floor Landing

Window to side aspect, doors to bedrooms, bathroom and airing cupboard.

Bedroom 1

13' 7" max x 9' 1" (4.14m max x 2.77m)

Window to front aspect, built in wardrobes, power points, radiator.

Bedroom 2

13' 6" max x 9' 1" (4.11m max x 2.77m)

Window to rear aspect, power points and radiator.

Bedroom 3

8' 3" x 7' 6" (2.51m x 2.29m)

Window to rear aspect, power points, radiator.

Bathroom

8' 4" max x 7' 6" (2.54m max x 2.29m)

Comprising of a panel enclosed bath, low level flush WC, wash hand basin with vanity below, heated towel rail, fully tiled walls, window to front aspect.

Exterior

Garage

17' 4" x 8' (5.28m x 2.44m)



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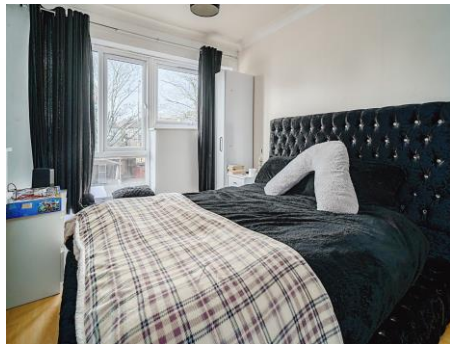
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Beyers Gardens, Hoddesdon

- Impressive Entrance Hall
- Downstairs Shower Room/Utility
- Spacious & Bright Living Room
- Modern High Gloss Kitchen with feature Breakfast Bar
- Luxury Family Bathroom
- Well Maintained Rear Garden
- Garage
- Accessible to Schools, Shops & Bus Services

Tenure: Freehold EPC Rating: D

£459,995



Please note the marker reflects the postcode not the actual property

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Property Ref:
HSD110716 - 0015

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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.



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