



**Middlefield Road, Hoddesdon EN11 9DZ**

**welcome to**

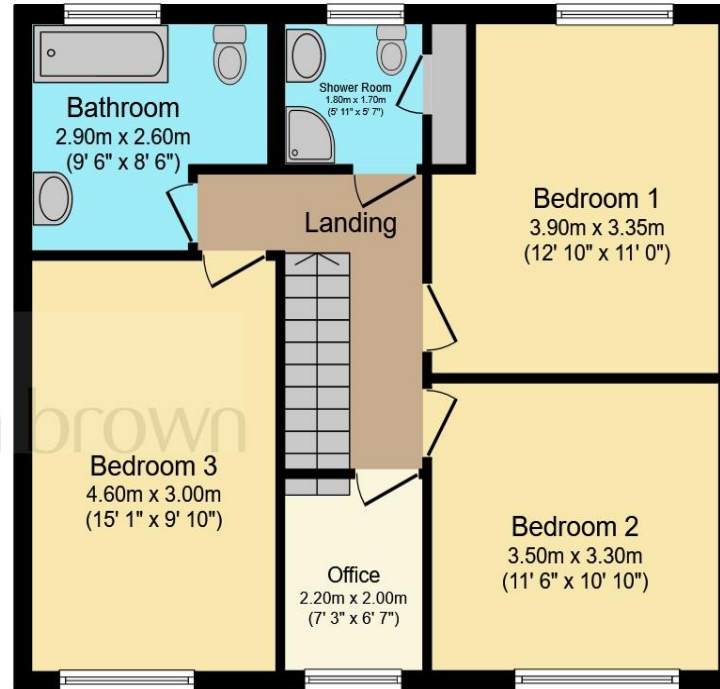
**Middlefield Road, Hoddesdon**

WILLIAM H BROWN are delighted to offer for sale this FOUR BEDROOM DOUBLE STOREY EXTENDED family home boasting a SOUTH FACING REAR GARDEN, DOUBLE GARAGE to rear situated within this popular residential location and only a stone's throw to local amenities. Viewing recommended.





**Ground Floor**



**First Floor**

**Accommodation Comprises**

**Entrance Hall**

**Family Lounge**

26' 11" x 11' 4" ( 8.20m x 3.45m )

**Utility Room**

8' 11" x 5' 10" ( 2.72m x 1.78m )

**Kitchen**

25' 3" x 9' 9" ( 7.70m x 2.97m )

**First Floor Landing**

**Master Bedroom**

15' 3" x 9' 10" ( 4.65m x 3.00m )

**Bedroom 2**

12' 11" x 10' 11" ( 3.94m x 3.33m )

**Bedroom 3**

13' 2" x 11' ( 4.01m x 3.35m )

**Bedroom 4**

7' 6" x 6' ( 2.29m x 1.83m )

**Family Bathroom**

**Separate Family Shower Room**

**Exterior**

**Double Garage**

26' x 19' ( 7.92m x 5.79m )

**Agents Note:**

Potential to extend (STPP).

Total floor area 125.7 sq.m. (1,353 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## Middlefield Road, Hoddesdon

- Double Storey Extended Four Bedroom Family Home
- Spacious Living Accommodation Throughout
- South Facing Rear Garden & Rear Vehicular Access
- Double Garage with Steel Opening Doors & New Roof
- Family Bathroom & Family Shower Room
- Large Kitchen/Dining Area
- Potential to Extend (STPP)
- Walking Distance to Local Amenities

Tenure: Freehold EPC Rating: D

**£585,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HSD111129](http://williamhbrown.co.uk/Property/HSD111129)



Property Ref:  
HSD111129 - 0009

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 464001**



[Hoddesdon@williamhbrown.co.uk](mailto:Hoddesdon@williamhbrown.co.uk)



41 High Street, HODDESDON, Hertfordshire,  
EN11 8TD



[williamhbrown.co.uk](http://williamhbrown.co.uk)