



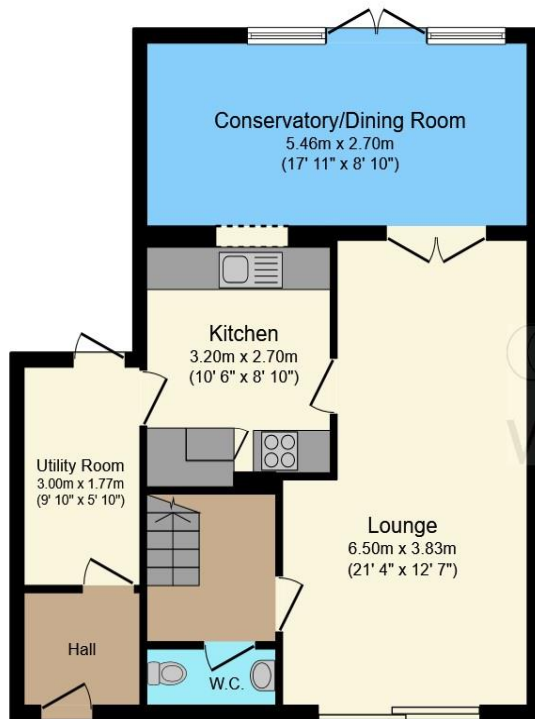
Winterscroft Road, Hoddesdon EN11 8RL

welcome to

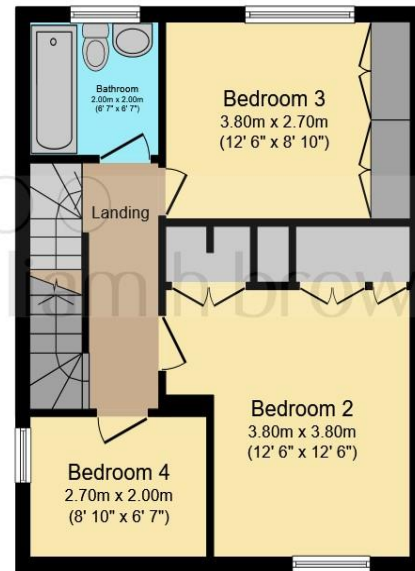
Winterscroft Road, Hoddesdon

WILLIAM H BROWN are delighted to introduce this EXTENDED FOUR BEDROOM family home benefiting from a SOUTH FACING REAR GARDEN, OFF STREET PARKING and being offered with NO UPWARD CHAIN. An early viewing of this property is strongly recommended.

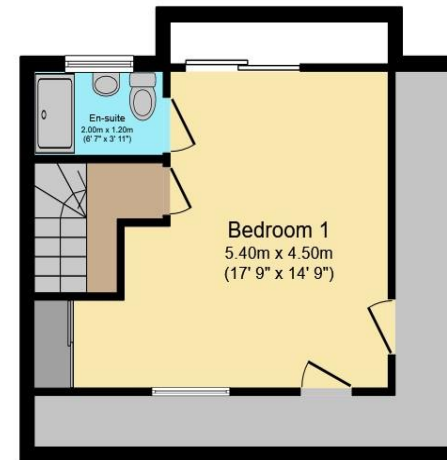




Ground Floor



First Floor



Second Floor

Total floor area 141.8 sq.m. (1,526 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.

Accommodation Comprises

Entrance Porch

Inner Hallway

Downstairs Cloakroom

Lounge / Diner

21' max x 12' 6" narrowing to 9' 5" (6.40m max x 3.81m narrowing to 2.87m)

Dining Room

18' 1" x 9' 8" (5.51m x 2.95m)

Kitchen

10' 6" max x 9' 6" max (3.20m max x 2.90m max)

Utility Room

10' 7" x 5' 9" (3.23m x 1.75m)

First Floor Landing

Bedroom 2

10' 8" x 8' 7" (3.25m x 2.62m)

Bedroom 3

10' 2" x 12' 9" (3.10m x 3.89m)

Bedroom 4

8' 10" x 6' 8" (2.69m x 2.03m)

Second Floor Landing

Master Bedroom

12' 10" x 14' 2" (3.91m x 4.32m)

En Suite Shower Room

Exterior

welcome to

Winterscroft Road, Hoddesdon

- Extended Four Bedroom End Terraced Family Home
- Downstairs Cloakroom & En Suite Shower Room
- Off Street Parking
- South Facing Rear Garden
- Spacious Lounge / Diner
- Cul De Sac Location
- Walking Distance to Local Amenities
- No Upward Chain

Tenure: Freehold EPC Rating: D

£480,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HSD111134](https://www.williamhbrown.co.uk/Property/HSD111134)



Property Ref:
HSD111134 - 0006

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.


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