



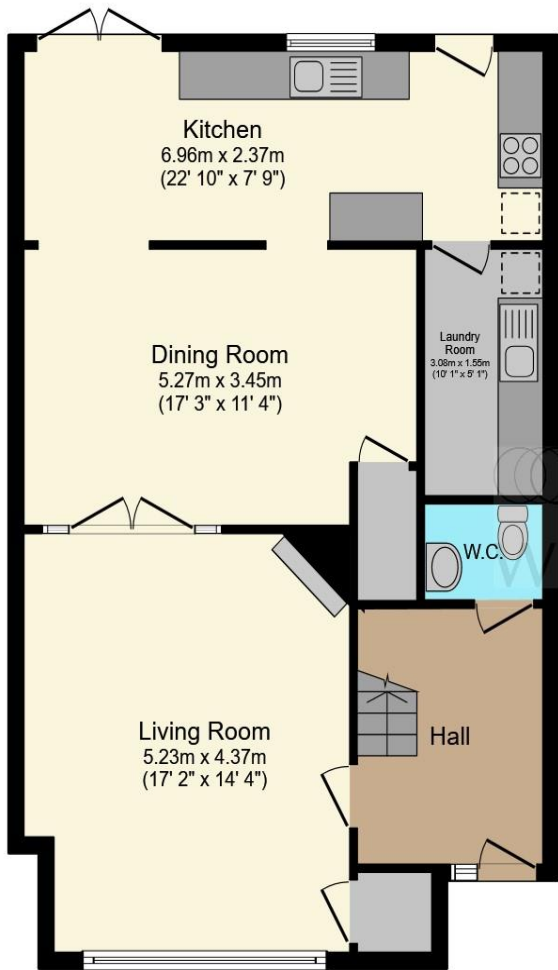
Beechfield, Hoddesdon EN11 9QF

welcome to

Beechfield, Hoddesdon

WILLIAM H BROWN are pleased to bring to the market this EXTENDED FOUR DOUBLE BEDROOM and CHAIN FREE family home boasting spacious living accommodation throughout and situated in the popular location of Beechfield Hoddesdon. Viewing a must!

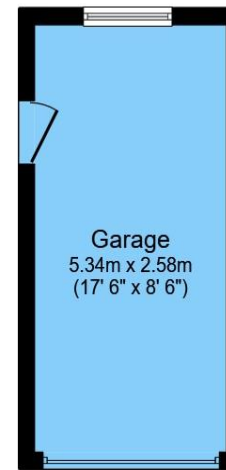




Ground Floor



First Floor



Garage

Total floor area 153.7 sq.m. (1,655 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 Hall

Downstairs Cloakroom

5' 1" x 4' 3" (1.55m x 1.30m)

Lounge

16' 9" x 14' 2" (5.11m x 4.32m)

Dining Room

17' 3" x 11' 4" (5.26m x 3.45m)

Kitchen

22' 8" x 7' 8" (6.91m x 2.34m)

Utility

10' 1" x 5' 1" (3.07m x 1.55m)

First Floor Landing

Bedroom 1

12' 3" x 10' 6" (3.73m x 3.20m)

Bedroom 2

11' 4" max x 10' 6" max (3.45m max x 3.20m max)

Bedroom 3

15' 2" max x 7' 1" max (4.62m max x 2.16m max)

Bedroom 4

12' 9" x 8' 5" (3.89m x 2.57m)

En Suite Shower Room

5' 6" x 5' 1" (1.68m x 1.55m)

Family Bathroom

18' 3" x 5' 6" (5.56m x 1.68m)

Exterior

Rear Garden

welcome to

Beechfield, Hoddesdon

- ** NO CHAIN **
- Four Double Bedrooms
- En Suite Bathroom & Utility
- Spacious Living Accommodation Throughout
- Garage to Rear with Additional Parking
- Excellent Catchments Area for Primary & Secondary Schools
- Close to Rye House & St Margaret's Station
- Desirable Cul De Sac

Tenure: Freehold EPC Rating: D

guide price

£550,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HSD111157](https://www.williamhbrown.co.uk/Property/HSD111157)



Property Ref:
HSD111157 - 0002

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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