



Barclay Court Park View, Hoddesdon EN11 8PY

welcome to

Barclay Court Park View, Hoddesdon

WILLIAM H BROWN are pleased to offer for sale this split level TWO DOUBLE BEDROOM MAISONETTE situated within this sought after location, close to Hoddesdon town centre and adjacent to Barclay park. The maisonette is being offered with a SHARE OF THE FREEHOLD and viewing is highly recommended.



Accommodation Comprises

Private Front Door

Entrance Lobby

With stairs leading to first floor.

Lounge / Dining Room

20' 7" max x 11' 10" max (6.27m max x 3.61m max)

Featuring a upvc double glazed window to front aspect, fireplace with inset electric fire, TV point and power points. Stairs to SECOND FLOOR and sliding door leading to:

Kitchen

11' 11" max x 6' 9" max (3.63m max x 2.06m max)

Fitted with a range of wall and base units with cupboards and drawers under. Ample work surfaces with inset stainless steel sink unit, space for cooker with extractor hood above, space and plumbing for washing machine, tumble dryer and dishwasher. Space for fridge freezer, wall mounted gas fired combination boiler, tiled splash backs, upvc double glazed window to rear aspect, power points

Second Floor Landing

With doors to:

Shower Room

Featuring a fully tiled shower cubicle with inset shower unit, pedestal wash hand basin, low level flush WC, tiled splash backs, obscure double glazed window to side aspect.

Bedroom 1

10' 9" max x 9' 10" max to front of wardrobes (3.28m max x 3.00m max to front of wardrobes)

Featuring a upvc double glazed window to front aspect, fitted wardrobes to one wall and further storage cupboard, radiator, power points.

Bedroom 2

9' 11" max x 9' 10" max to front of wardrobes (3.02m max x 3.00m max to front of wardrobes)

Featuring a upvc double glazed window to rear aspect, radiator, fitted wardrobes to one wall, power points.

Exterior

PRIVATE FRONT GARDEN



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welcome to

Barclay Court Park View, Hoddesdon

- Two Double Bedroom Split Level Maisonette
- Two Double Bedrooms
- Shower Room
- Private Front Door & Private Front Garden
- Garage en Bloc

Tenure: Leasehold EPC Rating: D

£290,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 999 years from 31 Jul 1969. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
HSD111231 - 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.



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