



**Ware Road, Hoddesdon EN11 9EY**

**welcome to**

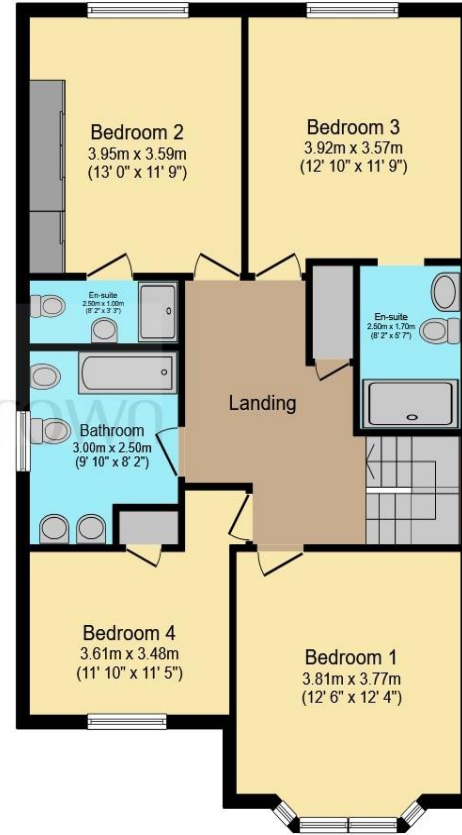
**Ware Road, Hoddesdon**

WILLIAM H BROWN have pleasure in offering for sale this impeccably presented and deceptively spacious FOUR DOUBLE BEDROOM DETACHED family home with 3 RECEPTION ROOMS, stunning KITCHEN/BREAKFAST ROOM, superb gardens and OFF STREET PARKING located within the desirable Ware Road location of Hoddesdon!





**Ground Floor**



**First Floor**

**Accommodation Comprises**

**Impressive Entrance Hall**

**Downstairs Cloakroom**

**Lounge**  
15' max x 12' 6" ( 4.57m max x 3.81m )

**Gym / Study**  
11' 1" x 7' 6" ( 3.38m x 2.29m )

**Kitchen / Breakfast Room**  
27' x 12' 3" ( 8.23m x 3.73m )

**Sitting Room**  
11' 9" x 19' 5" ( 3.58m x 5.92m )

**Utility Room**  
11' 2" x 7' 3" ( 3.40m x 2.21m )

**Garage**  
18' 1" x 8' 2" ( 5.51m x 2.49m )

**First Floor Landing**

**Bedroom 1**  
12' 5" x 14' 8" max ( 3.78m x 4.47m max )

**Bedroom 2**  
11' 8" x 12' 4" ( 3.56m x 3.76m )

**Luxury En Suite Shower Room**

**Bedroom 3**  
13' x 11' 9" ( 3.96m x 3.58m )

Total floor area 197.7 sq.m. ( 2,128 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

## Ware Road, Hoddesdon

- Impeccably Presented Four Double Bedroom Family Home
- Downstairs Cloakroom, Gym/Study
- Superbly Fitted Kitchen/Breakfast Room with French Doors
- Two Lounges
- Four Good Sized Bedrooms
- Two En Suites & Family Bathroom
- Beautifully Kept Rear Garden & Garage
- Desirable Location

Tenure: Freehold EPC Rating: C

**£875,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HSD111310](https://www.williamhbrown.co.uk/Property/HSD111310)



Property Ref:  
HSD111310 - 0004

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



**01992 464001**



Hoddesdon@williamhbrown.co.uk



41 High Street, HODDESDON, Hertfordshire,  
EN11 8TD



**williamhbrown.co.uk**