



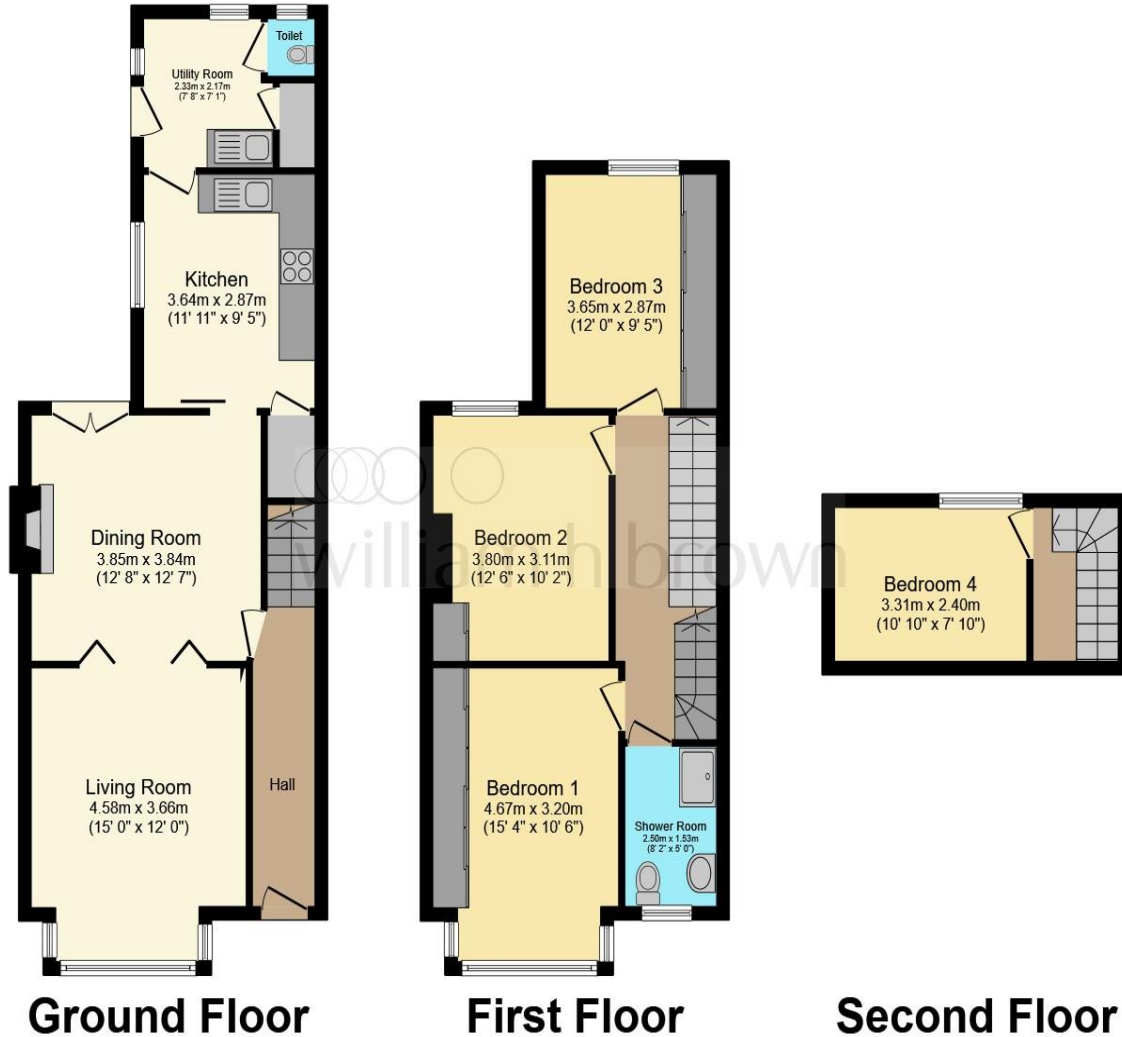
Marston Road, Hoddesdon EN11 0AD

welcome to

Marston Road, Hoddesdon

WILLIAM H BROWN are delighted to offer this FOUR BEDROOM, SEMI DETACHED family home. Situated in this quiet residential cul-de-sac, within WALKING DISTANCE to Hoddesdon town centre, with all of its amenities, as well as Rye House mainline station. Must be viewed internally.





Ground Floor

First Floor

Second Floor

Total floor area 132.8 m² (1,429 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.

Entrance Hallway

Dining Room

12' 5" max x 12' 6" max (3.78m max x 3.81m max)

Living Room

15' 1" max in to bay x 10' 5" max (4.60m max in to bay x 3.17m max)

Kitchen/breakfast Room

11' 9" x 9' 4" (3.58m x 2.84m)

Utility Room

6' 7" x 6' 9" (2.01m x 2.06m)

Wc

3' 2" x 2' 5" (0.97m x 0.74m)

First Floor Landing

Bedroom One

15' 1" max x 10' 5" max (4.60m max x 3.17m max)

Bedroom Two

12' 5" max x 10' 1" max (3.78m max x 3.07m max)

Bedroom Three

12' max x 9' 6" max (3.66m max x 2.90m max)

Shower Room

Second Floor Landing

Bedroom Four

10' 9" x 7' 9" (3.28m x 2.36m)

welcome to

Marston Road, Hoddesdon

- Four Bedrooms
- Two Reception Rooms
- Kitchen/Breakfast Room
- Utility Room/WC
- Long Rear Garden

Tenure: Freehold EPC Rating: D

£440,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HSD111332



Property Ref:
HSD111332 - 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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