



**Forres Close, HODDESDON EN11 9HZ**



**welcome to**

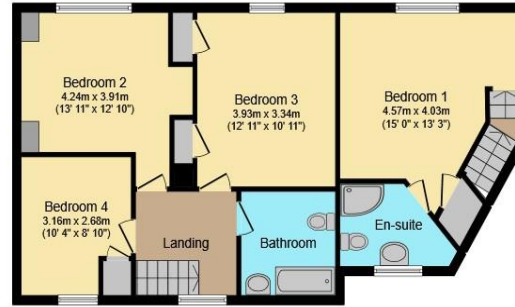
**Forres Close, HODDESDON**

WILLIAM H BROWN are delighted to offer for sale this deceptively spacious, beautifully presented and DOUBLE STOREY EXTENDED FOUR BEDROOM family home, offering versatile accommodation situated within this quiet cul de sac position, which is easily accessible to local shops, schools and bus services.

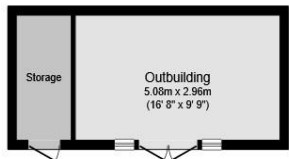




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 199.2 m<sup>2</sup> (2,144 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**

**Lounge**

25' max x 20' 7" max ( 7.62m max x 6.27m max )

**Kitchen**

13' 8" x 7' 10" ( 4.17m x 2.39m )

**Lobby**

**Downstairs Shower Room**

**Lounge Area**

13' 7" max x 11' 11" max ( 4.14m max x 3.63m max )

**First Floor Landing**

**First Floor With Bedroom Area**

14' 8" max x 11' 5" max ( 4.47m max x 3.48m max )

**En Suite Shower Room**

**First Floor Landing**

**Bedroom 1**

13' 1" x 11' 8" ( 3.99m x 3.56m )

**Bedroom 2**

12' 11" max x 13' 10" max ( 3.94m max x 4.22m max )

**Bedroom 3**

10' 4" x 8' 9" ( 3.15m x 2.67m )

**Bathroom**

**Exterior**

**South Facing Rear Garden**

**Summer House**

16' 7" x 9' 5" ( 5.05m x 2.87m )

welcome to

## Forres Close, HODDESDON

- Beautifully Presented & Double Storey Extended Home
- Four Double Bedrooms
- Luxury Downstairs Shower Room
- Luxury Family Bathroom & En Suite Shower Room
- Well Kept Rear Garden & Entertainment Area
- Additional Self Contained Living Space
- South Facing Rear Garden with Outside Bar Area
- Walking Distance to Local Amenities

Tenure: Freehold EPC Rating: C

**£635,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HSD111328](http://williamhbrown.co.uk/Property/HSD111328)



Property Ref:  
HSD111328 - 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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