



Western Terrace, Hoddesdon EN11 9LF

welcome to

Western Terrace, Hoddesdon

WILLIAM H BROWN are delighted to offer for sale this spacious two bedroom family home with loft space, downstairs cloakroom, rear lobby and private rear garden, situated within this popular residential location, and within easy walking distance to local amenities. Viewing recommended.





Total floor area 93.8 m² (1,010 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 Porch
 4' x 4' 6" (1.22m x 1.37m)

Downstairs Cloakroom

Lounge
 15' max x 11' 9" max (4.57m max x 3.58m max)

Kitchen
 9' 11" x 7' 3" (3.02m x 2.21m)

Rear Lobby

First Floor Landing

Bedroom 1
 10' x 10' 3" (3.05m x 3.12m)

Bedroom 2
 12' 1" max x 10' 10" max (3.68m max x 3.30m max)

Family Bathroom
 10' 2" x 7' 3" (3.10m x 2.21m)

Second Floor Landing

Loft Space
 13' 1" max x 11' 9" max head height (3.99m max x 3.58m max head height)

Exterior
Rear garden

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- ** Chain Free **
- Spacious Family Home with Loft Space
- Downstairs Cloakroom
- Rear Lobby
- Two Reception Rooms
- Private Rear Garden
- Popular Location
- Close to Schools

Tenure: Freehold EPC Rating: D

£365,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HSD111435



Property Ref:
HSD111435 - 0005

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.



william h brown



01992 464001



Hoddesdon@williamhbrown.co.uk



41 High Street, HODDESDON, Hertfordshire,
EN11 8TD



williamhbrown.co.uk