



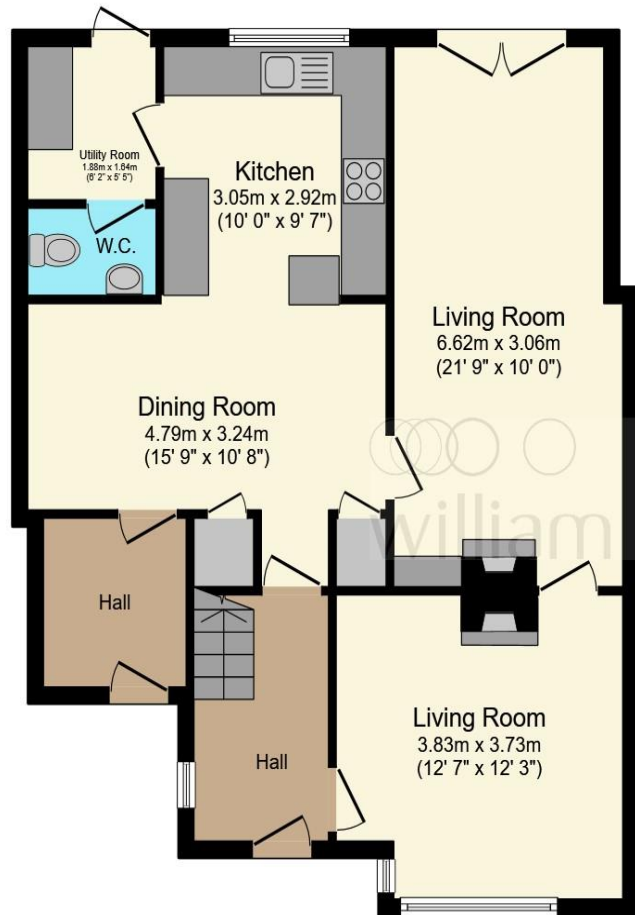
**Ditchfield Road, Hoddesdon EN11 9HU**

**welcome to**

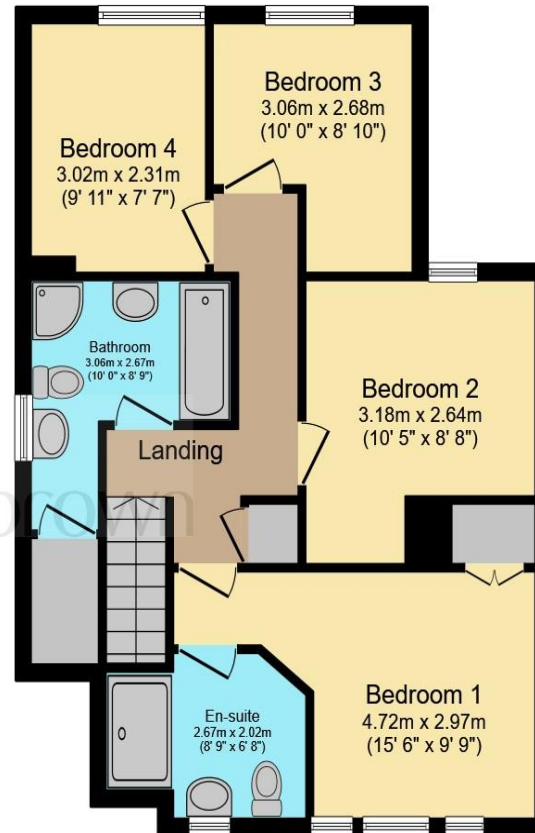
**Ditchfield Road, Hoddesdon**

WILLIAM H BROWN are delighted to offer for sale this four bedroom SEMI DETACHED family residence which benefits various features to include GROUND FLOOR CLOAKROOM, TWO BATHROOMS, PRIVATE REAR GARDEN and OFF STREET PARKING. An internal viewing is recommended.





**Ground Floor**



**First Floor**

Total floor area 132.3 m<sup>2</sup> (1,424 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Accommodation Comprises

### Entrance Porch

6' 8" x 6' 2" ( 2.03m x 1.88m )

### Entrance Hall

### Downstairs Cloakroom

5' 4" x 3' 4" ( 1.63m x 1.02m )

### Lounge

12' 6" max x 12' 1" max ( 3.81m max x 3.68m max )

### Dining Room / Play Room

21' 8" max x 9' 10" max ( 6.60m max x 3.00m max )

### Kitchen / Breakfast Room

21' 7" max x 15' 7" max ( 6.58m max x 4.75m max )

### Utility Room

6' 1" x 5' 4" ( 1.85m x 1.63m )

### First Floor Landing

### Bedroom 1

15' 5" max x 10' max ( 4.70m max x 3.05m max )

### En Suite Shower Room

8' 1" x 4' 8" ( 2.46m x 1.42m )

### Bedroom 2

10' 4" x 8' 7" ( 3.15m x 2.62m )

### Bedroom 3

10' max x 8' 8" max ( 3.05m max x 2.64m max )

### Bedroom 4

10' 5" max x 7' 5" max ( 3.17m max x 2.26m max )

### Family Bathroom

10' max x 8' 9" max ( 3.05m max x 2.67m max )

### Exterior

Rear Garden

Front Garden

welcome to

## Ditchfield Road, Hoddesdon

- Spacious Four Bedroom Semi Detached House
- Utility Room & Ground Floor Cloakroom
- Family Bathroom & En Suite
- Private Rear Garden
- Off Street Parking
- Close to Station, Local Shops & Schools
- Viewing Recommended

Tenure: Freehold EPC Rating: C

# £475,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HSD111486](http://williamhbrown.co.uk/Property/HSD111486)



Property Ref:  
HSD111486 - 0002

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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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