



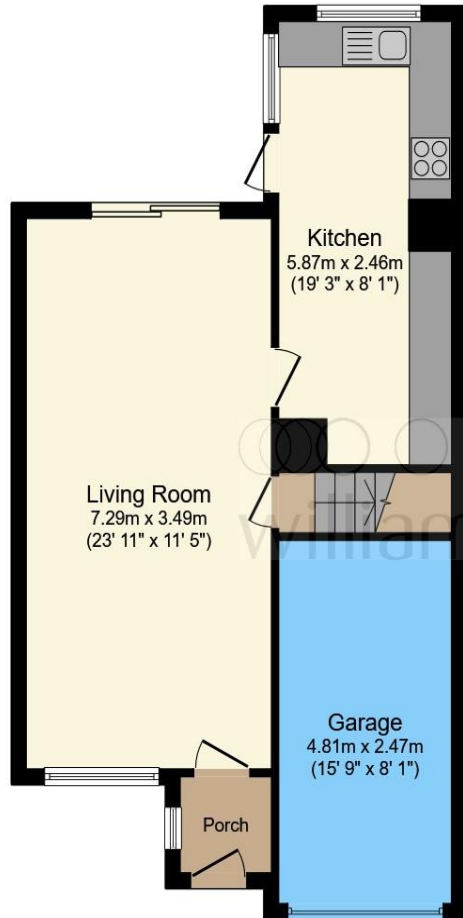
**Caxton Road, Hoddesdon EN11 9NX**

**welcome to**

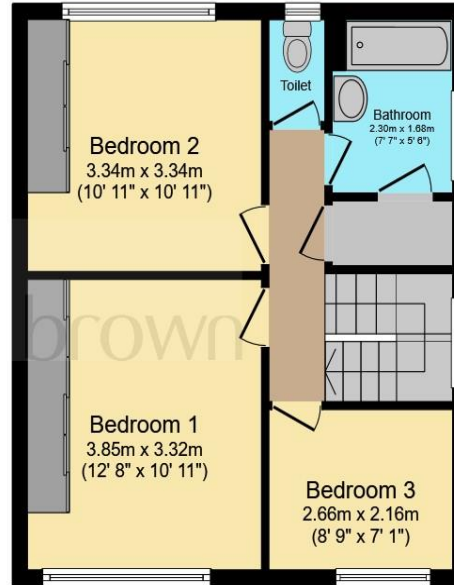
**Caxton Road, Hoddesdon**

WILLIAM H BROWN are delighted to introduce to market this EXTENDED THREE BEDROOM SEMI DETACHED family home providing excellent living accommodation throughout, situated in this popular quiet cul de sac location close to many local amenities, schools and excellent bus services. NO CHAIN.





**Ground Floor**



**First Floor**

Total floor area 100.9 m<sup>2</sup> (1,086 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**

4' 4" x 3' 10" ( 1.32m x 1.17m )

**Lounge**

23' 9" x 11' 5" ( 7.24m x 3.48m )

**Kitchen**

19' 2" x 8' 2" ( 5.84m x 2.49m )

**First Floor Landing**

**Bedroom 1**

12' 7" x 10' 9" ( 3.84m x 3.28m )

**Bedroom 2**

10' 10" x 10' 9" ( 3.30m x 3.28m )

**Bedroom 3**

8' 7" x 7' 1" ( 2.62m x 2.16m )

**Separate W C**

5' x 2' 7" ( 1.52m x 0.79m )

**Shower Room**

7' 9" x 5' 4" ( 2.36m x 1.63m )

**Exterior**

**Rear Garden**

**Integral Garage**

**Front Garden**

**Agents Note:**

Recently re-laid felt flat roof to kitchen extension. Newly installed boiler.

welcome to

## Caxton Road, Hoddesdon

- Extended Three Bedroom Semi Detached House
- Garage & Driveway
- Recently Refurbished Kitchen/Breakfast Room
- Spacious Lounge
- Upstairs Shower Room & Separate WC
- Upstairs Shower Room & Separate WC
- Large Rear Garden
- Cul De Sac Location
- \*\* No Chain \*\*

Tenure: Freehold EPC Rating: D

# £475,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HSD111472](https://www.williamhbrown.co.uk/Property/HSD111472)



Property Ref:  
HSD111472 - 0005

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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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