



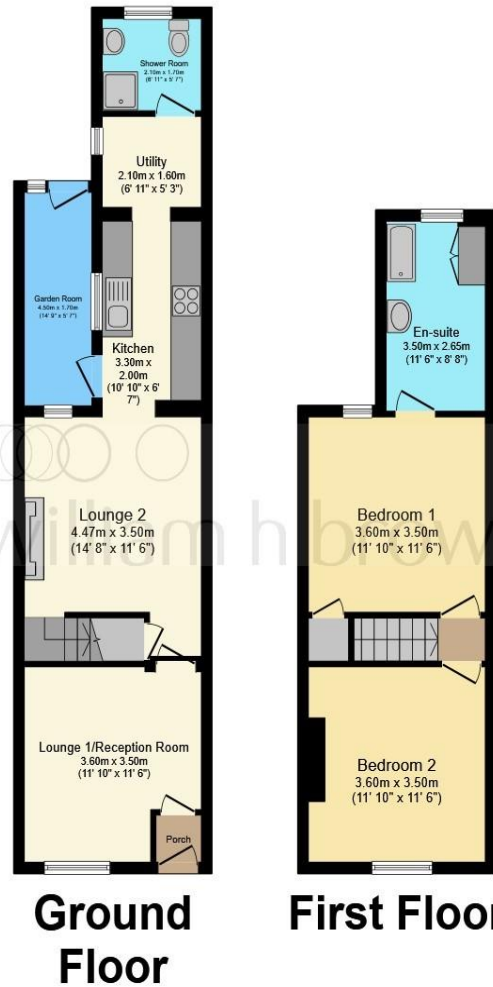
Amwell Street, Hoddesdon EN11 8TZ

welcome to

Amwell Street, Hoddesdon

WILLIAM H BROWN are thrilled to offer for sale this deceptively spacious TWO DOUBLE BEDROOM VICTORIAN COTTAGE with a LUXURY DOWNSTAIRS SHOWER ROOM, UPSTAIRS BATHROOM and GARDEN to rear, situated within this convenient location close to local amenities and town centre.





Accommodation Comprises

Entrance Lobby

Lounge

11' 5" max x 11' 11" max (3.48m max x 3.63m max)

Dining Room

14' 10" max x 11' 5" max (4.52m max x 3.48m max)

Kitchen

11' 3" x 6' 7" (3.43m x 2.01m)

Garden Room

14' 9" x 5' 1" (4.50m x 1.55m)

Utility Area

5' 2" x 6' 10" (1.57m x 2.08m)

Refitted Shower Room

First Floor Landing

Bedroom 1

11' 11" x 11' 7" (3.63m x 3.53m)

Bedroom 2

11' 7" x 11' (3.53m x 3.35m)

Bathroom

Exterior

Rear Garden

Total floor area 85.1 m² (916 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

welcome to

Amwell Street, Hoddesdon

- Unique Two Double Bedroom Victorian Cottage
- Deceptively Spacious Throughout
- Luxury Downstairs Shower Room & Upstairs Bathroom
- Low Maintenance Rear Garden
- Garden Room & Utility Area
- Low Maintenance Rear Garden
- Garden Room & Utility Area
- Convenient Location
- Walking Distance to Town Centre
- Viewing Recommended

Tenure: Freehold EPC Rating: D

£360,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HSD111578



Property Ref:
HSD111578 - 0007

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