



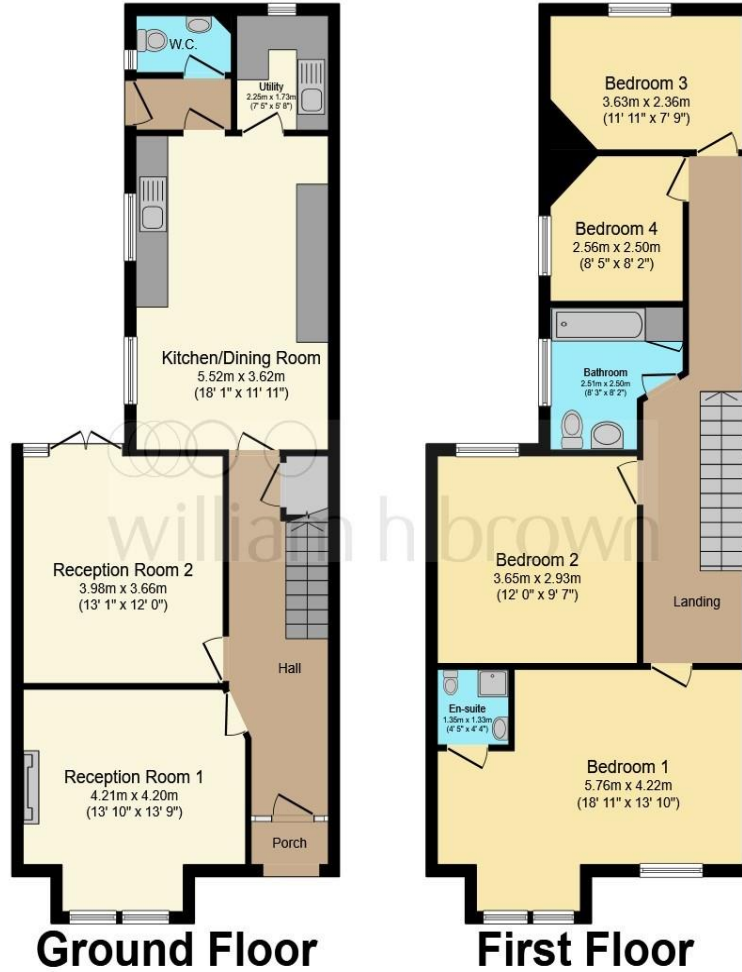
Hertford Road, Hoddesdon EN11 9JN

welcome to

Hertford Road, Hoddesdon

WILLIAM H BROWN are thrilled to offer for sale this outstanding FOUR DOUBLE BEDROOM DETACHED family home which has been recently tastefully decorated, boasting an impeccable and beautifully re-designed south facing rear garden with seating area. An internal viewing is an absolute must!





Accommodation Comprises

Entrance Hall

Lounge

13' 10" max x 13' 8" max (4.22m max x 4.17m max)

Dining Room

11' 11" max x 12' 2" max (3.63m max x 3.71m max)

Kitchen / Breakfast Room

11' 9" x 18' 2" (3.58m x 5.54m)

Utility Room

6' 7" x 6' 11" (2.01m x 2.11m)

Lobby

Downstairs Cloakroom

First Floor Landing

Master Bedroom

13' 10" max x 18' 10" max (4.22m max x 5.74m max)

En Suite Shower Room

Bedroom 2

12' 11" x 8' 8" (3.94m x 2.64m)

Bedroom 3

11' 1" max x 7' 8" max (3.38m max x 2.34m max)

Bedroom 4

8' 4" x 8' 2" (2.54m x 2.49m)

Family Bathroom

Rear Garden

Summer House

Front Garden

Large Driveway

Total floor area 142.3 m² (1,532 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

Hertford Road, Hoddesdon

- Four Bedroom Detached Victorian Family Home
- Beautifully Landscaped South Facing Rear Garden
- Large Driveway providing Ample Off Street Parking
- Utility & Downstairs WC
- En Suite Shower to Master Bedroom
- Feature Sash Double Glazed Windows Throughout
- Sought after Location
- Viewing Recommended

Tenure: Freehold EPC Rating: E

£695,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HSD111570](https://www.williamhbrown.co.uk/Property/HSD111570)



Property Ref:
HSD111570 - 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](https://www.williamhbrown.co.uk)