



**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**

With stairs to upper floor, storage cupboard, laminate flooring, radiator, door to:

## **Lounge**

13' 10" max x 13' 8" max ( 4.22m max x 4.17m max )  
Feature sash double glazed window to front aspect, laminate flooring, power points, TV point, coving to ceiling.

## **Dining Room**

11' 11" max x 12' 2" max ( 3.63m max x 3.71m max )  
Laminate flooring, doors to garden, radiator, power points.

## **Kitchen / Breakfast Room**

11' 9" x 18' 2" ( 3.58m x 5.54m )  
With a range of wall and display units, ample beech work tops with cupboards and drawers under, space for fridge freezer, stainless steel sink unit, hob, oven and extractor fan, feature sash double glazed windows to side aspect, door to lobby and door to utility room.

## **Utility Room**

6' 7" x 6' 11" ( 2.01m x 2.11m )  
Stainless steel sink unit, wall cupboards, beech work tops. Plumbing for washing machine and tumble dryer. Double glazed window to rear. New combination wall mounted boiler.

## **Lobby**

With door to side leading to the rear garden, door to downstairs WC.

## **Downstairs Cloakroom**

Comprising a low level flush WC, sink unit and double glazed window.

## **First Floor Landing**

A spacious landing, door to:

## **Master Bedroom**

13' 10" max x 18' 10" max ( 4.22m max x 5.74m max )  
With feature sash double glazed windows to front aspect, power points, radiator. Door to:

## **En Suite Shower Room**

Comprising a fully tiled shower cubicle, sink unit, low level flush WC.

## **Bedroom 2**

12' 11" x 8' 8" ( 3.94m x 2.64m )  
With feature sash double glazed window, power points, radiator.

## **Bedroom 3**

11' 1" max x 7' 8" max ( 3.38m max x 2.34m max )  
With feature sash double glazed window, radiator, power points.

## **Bedroom 4**

8' 4" x 8' 2" ( 2.54m x 2.49m )  
Feature sash double glazed windows, power points.

## **Family Bathroom**

Comprising of a panelled bath with shower attachment and screen, sink unit with vanity below, low level flush WC, feature sash double glazed window, tiled walls, heated chrome towel rail. Large linen cupboard.

## **Rear Garden**

SOUTH FACING with a decked area, lawned area, flower borders and fenced boundaries. Garden sheds.

To the side of the property there is a SUMMER HOUSE with light and power, with double side gates leading to:

## **Front Garden**

Providing off street parking.



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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

guide price

**£675,000**



Total floor area 142.3 m<sup>2</sup> (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.floorplans.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HSD111570 - 0009

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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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