



**The Meadway, Hoddesdon EN11 8AS**

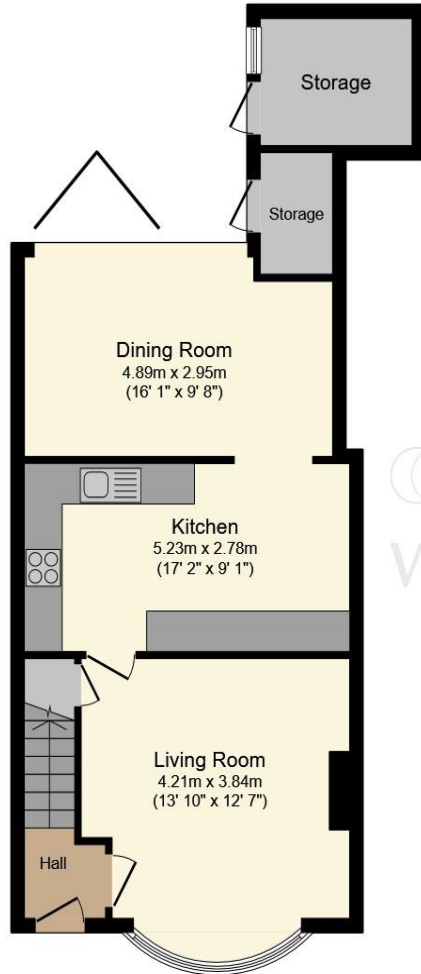


**welcome to**

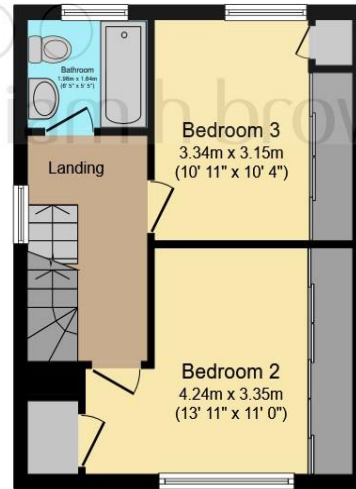
**The Meadway, Hoddesdon**

WILLIAM H BROWN are delighted to offer for sale this exceptionally presented and spacious THREE BEDROOM end terraced family home located in this sought after location, within walking distance of Broxbourne station via the New River and backing onto a field. Viewing is recommended.

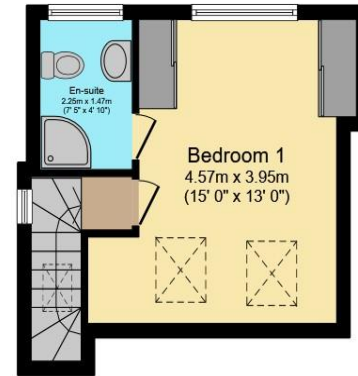




**Ground Floor**



**First Floor**



**Second Floor**

**Accommodation Comprises**

**Entrance Hall**

**Living Room**

13' 9" max x 12' 8" max ( 4.19m max x 3.86m max )

**Kitchen**

17' 2" x 9' ( 5.23m x 2.74m )

**Dining Room**

16' x 9' 7" ( 4.88m x 2.92m )

**First Floor Landing**

**Bedroom 2**

14' max x 11' max ( 4.27m max x 3.35m max )

**Bedroom 3**

11' x 10' 3" ( 3.35m x 3.12m )

**Family Bathroom**

**Second Floor**

**Master Bedroom**

15' x 13' ( 4.57m x 3.96m )

**En Suite Shower Room**

**Exterior**

**South West Facing Rear Garden & Off Street Parking to Front.**

Total floor area 114.4 sq.m. (1,231 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## The Meadway, Hoddesdon

- Immaculately Presented & Extended Three Bedroom EOT
- Large Driveway
- Beautifully Designed & Presented Kitchen/Diner/Sitting Room
- Bi Folding Doors to Rear Garden
- Master Bedroom with En Suite to Upper Floor
- Master Bedroom with En Suite to Upper Floor
- Luxury Bathroom with Modern Fixtures & Fittings
- Sought After Location
- Walking Distance to Broxbourne Station via the New River

Tenure: Freehold EPC Rating: C

**£575,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HSD111646](https://www.williamhbrown.co.uk/Property/HSD111646)



Property Ref:  
HSD111646 - 0003

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.



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