



Ivydene Clyde Road, Hoddesdon EN11 0BE

welcome to

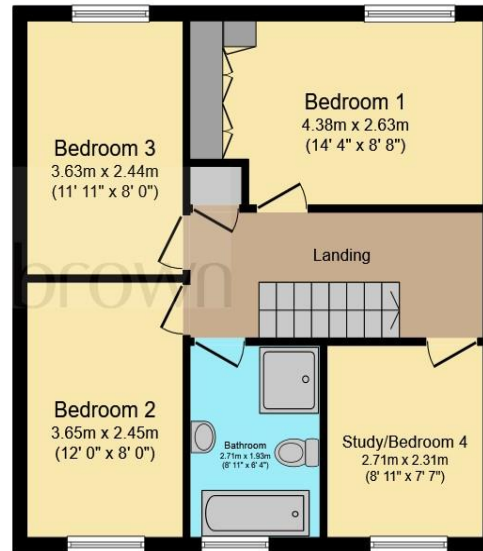
Ivydene Clyde Road, Hoddesdon

WILLIAM H BROWN are delighted to offer for sale this beautifully presented FOUR BEDROOM SEMI DETACHED family home situated within this private location on the eastern outskirts of Hoddesdon town centre. The property boasts ample living accommodation throughout and must be viewed!





Ground Floor



First Floor

Total floor area 128.9 sq.m. (1,387 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.

Accommodation Comprises

Main Front Door

Spacious Entrance Porch

Downstairs Cloakroom

Family Lounge

11' x 15' 6" (3.35m x 4.72m)

Dining Room

12' 4" x 9' 8" (3.76m x 2.95m)

Kitchen

22' 9" x 11' 7" (6.93m x 3.53m)

Utility Room

9' 2" x 7' 8" (2.79m x 2.34m)

First Floor Landing

Bedroom 1

12' 3" into wardrobes x 8' 7" (3.73m into wardrobes x 2.62m)

Bedroom 2

8' 1" x 11' 9" (2.46m x 3.58m)

Bedroom 3

11' 9" x 8' 1" (3.58m x 2.46m)

Bedroom 4/ Study

8' 8" x 7' 5" (2.64m x 2.26m)

Luxury Family Bathroom

Rear Garden

Front Garden

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Ivydene Clyde Road, Hoddesdon

- Spacious Four Bedroom Semi Detached Family Home
- Beautifully Presented Throughout
- Superbly Fitted Modern Kitchen/Dining Room
- Conservatory
- Downstairs WC & Utility Room
- Luxury Family Bathroom
- South West Facing Rear Garden
- Private Road Location

Tenure: Freehold EPC Rating: D

£625,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HSD111663](https://www.williamhbrown.co.uk/Property/HSD111663)



Property Ref:
HSD111663 - 0004

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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