



**Aldon Salisbury Road, Hoddesdon EN11 0HX**

**welcome to**

**Aldon Salisbury Road, Hoddesdon**

WILLIAM H BROWN are thrilled to offer for sale this extremely spacious TWO BEDROOM DETACHED BUNGALOW situated within only a short walk to Rye House mainline station and local amenities. The accommodation incorporates many features and is being offered CHAIN FREE. Must be viewed!



## **Accommodation Comprising Of Entrance Hall**

Doors to lounge, bedrooms, kitchen, bathroom, access to loft.

## **Lounge**

20' max x 10' 5" max ( 6.10m max x 3.17m max )  
With fireplace, dual aspect windows, double doors to rear garden, boiler cupboard.

## **Kitchen**

8' 5" x 7' 9" ( 2.57m x 2.36m )  
Built in oven, gas hob and extractor, space for fridge freezer, window to side aspect and door to rear aspect.

## **Bedroom 1**

12' 6" into bay x 10' 5" ( 3.81m into bay x 3.17m )  
Bay window to front aspect.

## **Bedroom 2**

11' 1" max x 8' 6" max ( 3.38m max x 2.59m max )  
Window to front aspect, electrics cupboard.

## **Shower Room**

7' 7" x 5' 4" ( 2.31m x 1.63m )  
With a walk in shower cubicle, low level flush WC, wash hand basin, window to side aspect, towel rail radiator.

## **Exterior**

### **Front Garden**

Driveway providing off street parking for 3 cars.  
Decorative area.

### **Rear Garden**

South East facing rear garden with paved area, lawned area, side access. Views over the New River.

## **Agents Note**

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'

## **Agents Note**

"Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies".



**view this property online** [williamhbrown.co.uk/Property/HSD111637](http://williamhbrown.co.uk/Property/HSD111637)



welcome to

## Aldon Salisbury Road, Hoddesdon

- Two Bedroom Detached Bungalow
- South East Facing Rear Garden
- Driveway
- Spacious Living Accommodation Throughout
- Potential to Extend (STPP)
- No Chain
- 0.2miles walk to Station

Tenure: Freehold EPC Rating: E

offers in excess of

**£425,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/HSD111637](https://www.williambrown.co.uk/Property/HSD111637)



Property Ref:  
HSD111637 - 0010

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@williambrown.co.uk](mailto:Hoddesdon@williambrown.co.uk)



41 High Street, HODDESDON, Hertfordshire,  
EN11 8TD



**[williambrown.co.uk](https://www.williambrown.co.uk)**

Awaiting Photograph

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.