









welcome to

Glenester Close, Hoddesdon

WILLIAM HO BROWN are delighted to offer for sale this spacious and beautifully presented THREE BEDROOM SEMI DETACHED family home boasting an extensive range of stunning features and situated within the ever popular Hundred Acre development. An opportunity not to be missed!

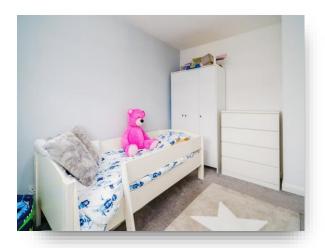












Accommodation Comprises Entrance Hall

Stairs to first floor with understairs cupboard under, door to LOUNGE.

Downstairs Cloakroom

 $7' \times 2' \ 7'' \ (2.13m \times 0.79m)$ With window to rear aspect, WC, sink unit.

Lounge

11' 8" max x 14' 3" max (3.56m max x 4.34m max) Window to front aspect, doors to KITCHEN.

Kitchen / Diner

15' 1" x 11' 3" (4.60m x 3.43m)

With a range of wall and base units with work surfaces, sink unit, hob and extractor fan, integrated fridge freezer, dishwasher and double oven. Doors and windows to LEAN TO/CONSERVATORY

Lean To / Conservatory

11' 3" x 7' 3" (3.43m x 2.21m)

Space for washing machine, door to WC, windows and doors leading to garden.

First Floor Landing

Doors to bedrooms, bathroom and airing cupboard.

Bedroom 1

14' 4" max x 9' (4.37m max x 2.74m) Window to front aspect, space for wardrobes.

Bedroom 2

11' 8" max \times 9' (3.56m max \times 2.74m) Window to rear aspect.

Bedroom 3

9' 3" max \times 6' (2.82m max \times 1.83m) Window to front aspect.

Refitted Bathroom

7' 2" x 5' 8" (2.18m x 1.73m)

Panel enclosed bath with shower attachment, low level flush WC, sink unit with vanity below, fully tiled walls, window to rear aspect, heated towel rail.

Exterior

Rear garden being lawned with paved pathway, fenced boundaries. Rear vehicular access and GARAGE to rear measuring 17'3 x 5'2 with further parking. Light and power connected, up and over door and door from garden.





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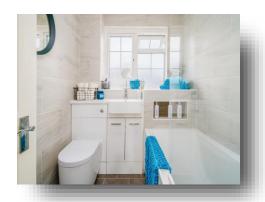
Glenester Close, Hoddesdon

- Immaculate 3 Bedroom Semi Detached House
- Downstairs Cloakroom & Conservatory/Lean To
- Spacious Modern Kitchen/Kiner
- Family Lounge
- Luxury Family Bathroom
- Garage to Rear

Tenure: Freehold EPC Rating: D

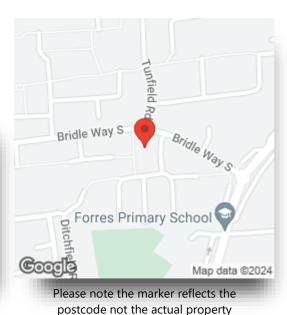
offers in excess of

£420,000









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Property Ref: HSD111714 - 0008 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.





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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.