



**The Knowle, Hoddesdon EN11 8LD**

**welcome to**

**The Knowle, Hoddesdon**

WILLIAM H BROWN are thrilled to offer for sale this impressive and immaculate 3-4 bedroom EOT TOWN HOUSE located within the desirable location of The Knowle, boasting stylish, contemporary and spacious living accommodation throughout, beautifully landscaped garden and off street parking.



## Accommodation Comprises

Main front door leading to:

### Impressive Entrance Hall

Door to storage cupboard, downstairs wc, garage and bedroom 4/garden room.

### Garage

17' 6" x 8' 9" ( 5.33m x 2.67m )

### Downstairs Cloakroom

A low level flush WC, sink unit.

### Bedroom 4 / Garden Room

15' 1" x 9' 1" ( 4.60m x 2.77m )

Bi fold doors opening out to the superbly landscaped rear garden, power points, radiator. Door to:

### Shower Room

Sink, fully tiled walk in shower cubicle. access to kitchen and open plan lounge/dining room. Stairs to:

### First Floor Landing

### Lounge Area

20' x 15' 4" ( 6.10m x 4.67m )

Feature double glazed window and bay window to front aspect, power points, radiator.

### Kitchen

15' 4" x 7' 7" ( 4.67m x 2.31m )

With a range of modern wall cupboards, ample work tops with cupboards and drawers under. Sink unit, electric hob, extractor fan, built in ovens, double glazed windows to rear aspect, power points and radiator.

### Second Floor Landing

Storage cupboard, door to :

### Master Bedroom

15' 5" max x 9' 7" ( 4.70m max x 2.92m )

Built in wall to wall wardrobe, double glazed windows to rear aspect, radiator and power points.

### Bedroom 2

11' 10" max x 8' 5" max ( 3.61m max x 2.57m max )

Built in wardrobes, double glazed windows to front aspect, power points, radiator.

### Bedroom 3

8' 6" x 6' 3" ( 2.59m x 1.91m )

Built in storage cupboards, double glazed window to front aspect, power points, radiator.

### Luxury Bathroom

Walk in shower cubicle, low level WC, sink unit, tiled floor and walls, heated chrome rowel rail.

### Exterior

Beautifully landscaped rear garden with a raised paved area, flower borders, fenced boundaries, outside light and water, decked area. Side gate leading to front garden with a lawned area and flower borders, AMPLE OFF STREET PARKING leading to the garage.

### Agents Note

There is a beautiful communal green within the development which is used as a seating/picnic area. A service charge for this being £45.00 per month.



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## The Knowle, Hoddesdon

- Beautifully Presented 3-4 bedroom Town House
- Desirable Location
- Superbly Landscaped Rear Garden
- Well Appointed Modern Kitchen
- Downstairs Cloakroom & Shower Room
- Bedroom 4/Garden Room
- Luxury Family Bathroom
- Off Street Parking

Tenure: Freehold EPC Rating: C



Total floor area 144.6 sq.m. (1,556 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.localagent.com

# £570,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HSD111745 - 0007

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 **william h brown**



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