



Briscoe Close, Hoddesdon EN11 9DH

welcome to

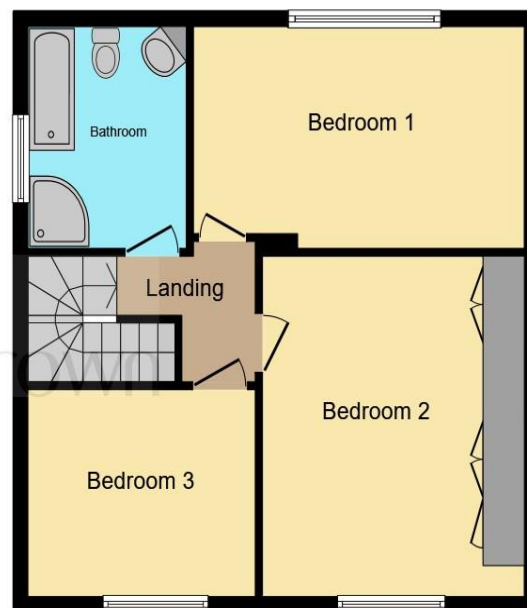
Briscoe Close, Hoddesdon

WILLIAM H BROWN are delighted to offer for sale this THREE/FOUR DOUBLE BEDROOM, semi-detached family home, situated in this popular cul-de-sac location. The property further benefits from EXTENDED GROUND FLOOR, large garden, INTEGRAL GARAGE & DRIVEWAY.





Ground Floor



First Floor

Entrance Hallway

Living/Dining Room

25' 1" max x 11' 3" max (7.65m max x 3.43m max)

Kitchen

9' 7" max x 13' 1" max (2.92m max x 3.99m max)

Utility Room

9' 9" max x 7' 7" max (2.97m max x 2.31m max)

Study/Bedroom Four

13' 1" x 10' 5" (3.99m x 3.17m)

Downstairs Wc

5' 4" x 2' 6" (1.63m x 0.76m)

First Floor Landing

Bedroom One

12' 6" x 14' 3" (3.81m x 4.34m)

Bedroom Two

16' x 10' 4" (4.88m x 3.15m)

Bedroom Three

10' 8" x 8' 1" (3.25m x 2.46m)

Bathroom

9' 8" x 7' 3" (2.95m x 2.21m)

Rear Garden

Front Garden

Total floor area 131.2 sq.m. (1,413 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.focalagent.com

welcome to

Briscoe Close, Hoddesdon

- THREE DOUBLE BEDROOMS
- SEMI-DETACHED
- EXTENDED GROUND FLOOR
- LARGE LIVING SPACE
- STUDY/FOURTH BEDROOM
- CORNER PLOT GARDEN
- DRIVEWAY & INTEGRAL GARAGE
- FURTHER SCOPE TO EXTEND STPP

Tenure: Freehold EPC Rating: E

guide price

£575,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HSD111777



Property Ref:
HSD111777 - 0006

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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