



**Founders Road, Hoddesdon EN11 0EJ**

**welcome to**

**Founders Road, Hoddesdon**

WILLIAM H BROWN are pleased to offer for sale this well presented THREE BEDROOM MODERN FAMILY HOME benefitting from an EN SUITE SHOWER ROOM, KITCHEN/DINING ROOM, ALLOCATED PARKING situated within a quiet cul de sac position and easily accessible to schools and RYE HOUSE railway station.



### **Accommodation Comprises**

Main front door leading to:

#### **Entrance Porch**

Windows to front aspect, radiator, door to:

#### **Downstairs Cloakroom**

Low level flush WC, sink unit, radiator.

#### **Lounge**

15' 5" max x 12' 6" max ( 4.70m max x 3.81m max )

Stairs to first floor, storage cupboard, laminate flooring, double glazed window to front aspect, radiator, power point and TV point. Through to:

#### **Kitchen / Diner**

15' 4" x 10' 6" ( 4.67m x 3.20m )

Double glazed window and patio doors to rear garden. Fitted with a range of Dove grey wall cupboards with slate work tops, cupboards and drawers under. Fitted Bosch oven, extractor fan, hob, sink unit, space for American style fridge freezer, plumbing for washing machine and dishwasher.

#### **First Floor Landing**

Loft access, airing cupboard and door to:

#### **Bedroom 1**

7' 7" x 8' 9" ( 2.31m x 2.67m )

Double glazed window to front aspect, radiator, power points, TV point. Built in double wardrobes, door to:

#### **En Suite Shower Room**

Comprising a shower cubicle, sink unit, low level flush WC, extractor fan.

#### **Bedroom 2**

8' 5" x 10' 11" ( 2.57m x 3.33m )

Double glazed window to rear, power points, radiator.

#### **Bedroom 3**

10' 10" max x 6' 9" ( 3.30m max x 2.06m )

Double glazed window to rear, power points, radiator.

#### **Luxury Family Bathroom**

Comprising of a bath with wall mounted shower unit, sink unit with vanity below, low level flush WC, tiled walls and flooring, heated towel rail, spot lights and extractor fan.

#### **Rear Garden**

Paved area, lawned area, garden shed, fenced boundaries. Allocated parking space for 3 vehicles.



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## Founders Road, Hoddesdon

- Beautifully Presented Throughout
- Three Bedrooms
- En Suite Shower Room & Luxury Family Bathroom
- Downstairs Cloakroom
- Spacious Kitchen/Diner
- Well Kept Rear Garden
- Allocated Parking for 3 Vehicles
- Viewing Advised

Tenure: Freehold EPC Rating: C

# £420,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HSD111801 - 0005

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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.



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