



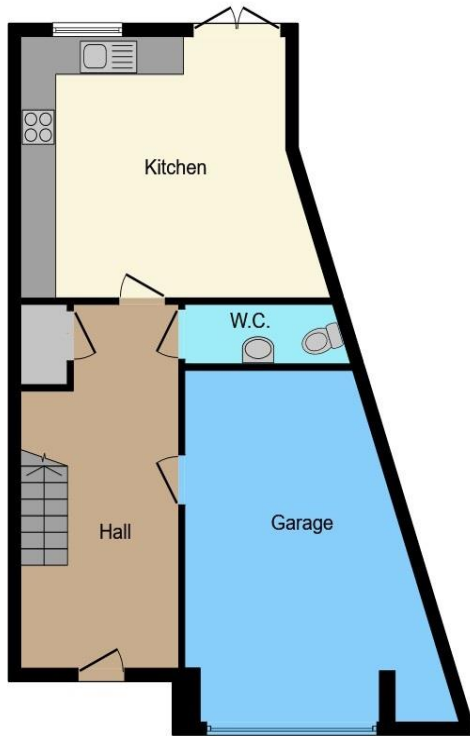
Christian Close, Hoddesdon EN11 9FF

welcome to

Christian Close, Hoddesdon

WILLIAM H BROWN are delighted to introduce to the market this well presented and spacious 4-bedroom town house with 2 EN SUITES, INTEGRAL GARAGE and DRIVEWAY situated within this modern development just to the north of Hoddesdon town centre. An internal viewing is strongly recommended.

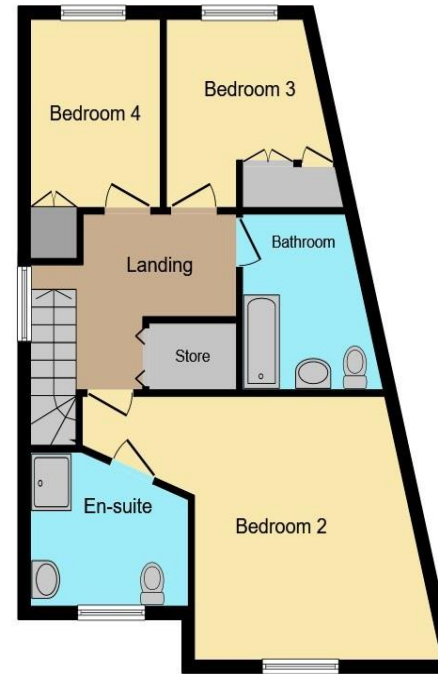




Ground Floor



First Floor



Second Floor

Total floor area 178.2 sq.m. (1,918 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

Accommodation Comprises

GROUND FLOOR

Entrance Hall

Downstairs Cloakroom

Kitchen / Diner

17' 4" narrowing to 14' 8" x 13' 5" (5.28m narrowing to 4.47m x 4.09m)

FIRST FLOOR

Lounge

17' 4" narrowing to 14' 8" x 17' max (5.28m narrowing to 4.47m x 5.18m)

Bedroom 1

21' 4" max x 12' 7" max into recess (6.50m max x 3.84m max into recess)

En Suite Bathroom

SECOND FLOOR

Bedroom 2

16' 2" max x 13' 7" max (4.93m max x 4.14m max)

En Suite Shower Room

Bedroom 3

12' 7" x 9' 9" max (3.84m x 2.97m max)

Bedroom 4

12' 7" x 6' 8" (3.84m x 2.03m)

Family Bathroom

Exterior

Rear Garden

Front Garden

welcome to

Christian Close, Hoddesdon

- Well Presented & Spacious Town House
- Four Good Sized Bedrooms
- Two En-suites
- Family Bathroom & Downstairs WC
- Spacious Entrance Hall
- Large Kitchen/Diner
- Integral Garage & Private Drive
- Modern Development

Tenure: Freehold EPC Rating: Awaited

£529,995



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HSD111906



Property Ref:
HSD111906 - 0004

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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