



**Rose Vale, Hoddesdon EN11 8NR**

**welcome to**

**Rose Vale, Hoddesdon**

WILLIAM H BROWN are pleased to offer this end of terrace THREE BEDROOM VICTORIAN TOWN HOUSE, in need of modernisation, boasting magnificent potential for improvements (STPP). The property benefits with a GARAGE to rear and easy access to Hoddesdon town centre. CHAIN FREE.





## Accommodation Comprises

### Lounge

10' 3" x 12' 11" max ( 3.12m x 3.94m max )

### Dining Room

10' 4" x 12' 11" ( 3.15m x 3.94m )

### Kitchen

6' 3" max x 11' 3" ( 1.91m max x 3.43m )

### Lobby

### Bathroom

### First Floor Landing

### Bedroom 1

12' 11" x 10' 8" ( 3.94m x 3.25m )

### Bedroom 2

10' 11" x 12' 11" ( 3.33m x 3.94m )

### Upper Floor

### Bedroom 3

10' 9" max x 12' 8" ( 3.28m max x 3.86m )

### W C

### Rear Garden

### Detached Garage

32' 8" x 8' 11" ( 9.96m x 2.72m )

### Front Garden

### Agents Note

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'

Total floor area 124.5 m<sup>2</sup> (1,340 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](http://www.focalagent.com)

welcome to

## Rose Vale, Hoddesdon

- Three Bedroom Victorian Town House
- Sought After & Convenient Location
- Immense Potential for Modernisation & Personalisation
- Detached Garage with parking to Front of Garage
- Spacious Living Areas
- Chain Free

Tenure: Freehold EPC Rating: E

**£475,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HSD112065](http://williamhbrown.co.uk/Property/HSD112065)



Property Ref:  
HSD112065 - 0007

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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