



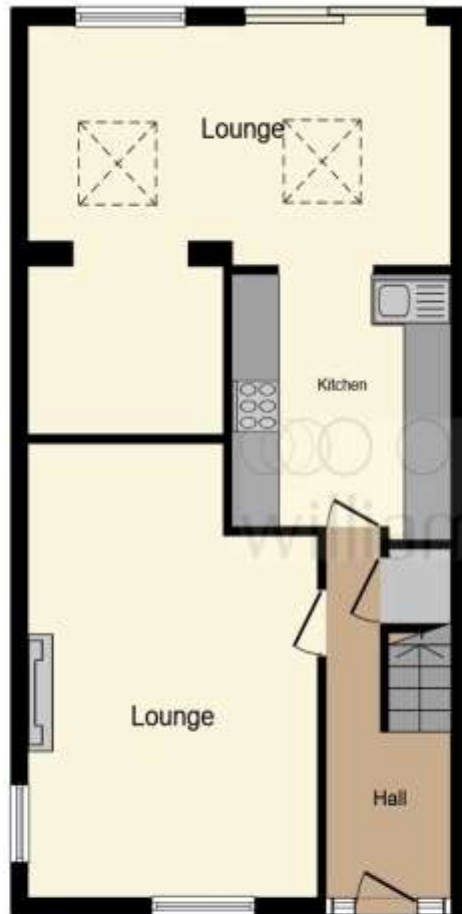
Roselands Avenue, Hoddesdon EN11 9BA

welcome to

Roselands Avenue, Hoddesdon

WILLIAM H BROWN are pleased to offer for sale this well presented THREE BEDROOM END OF TERRACE family home located on a corner plot of the popular Roselands development. The property is extended and boasts spacious living accommodation throughout. An early viewing is strongly recommended.





Ground Floor



First Floor

Total floor area 95.9 m² (1,032 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 Overview ****

Impressive Entrance Hall

Family Lounge

18' 4" x 12' 4" (5.59m x 3.76m)

Kitchen

10' 10" max x 9' 2" (3.30m max x 2.79m)

Dining Room / Family Room

17' 7" x 8' 11" (5.36m x 2.72m)

Study Area

9' 3" x 5' 11" (2.82m x 1.80m)

First Floor Landing

Bedroom 1

12' 8" max x 11' 10" (3.86m max x 3.61m)

Bedroom 2

11' x 11' 7" (3.35m x 3.53m)

Bedroom 3

9' x 6' 11" (2.74m x 2.11m)

Shower Room

Exterior

Rear Garden & Front Garden Garage

welcome to

Roselands Avenue, Hoddesdon

- Well Presented Three Bedroom Family Home
- Garage en Bloc
- Landscaped Rear Garden
- Study Area
- Shower Room
- Two Reception Rooms
- Modern Kitchen
- Sought after Location

Tenure: Freehold EPC Rating: D
Council Tax Band: E

£490,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HSD112196



Property Ref:
HSD112196 - 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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