



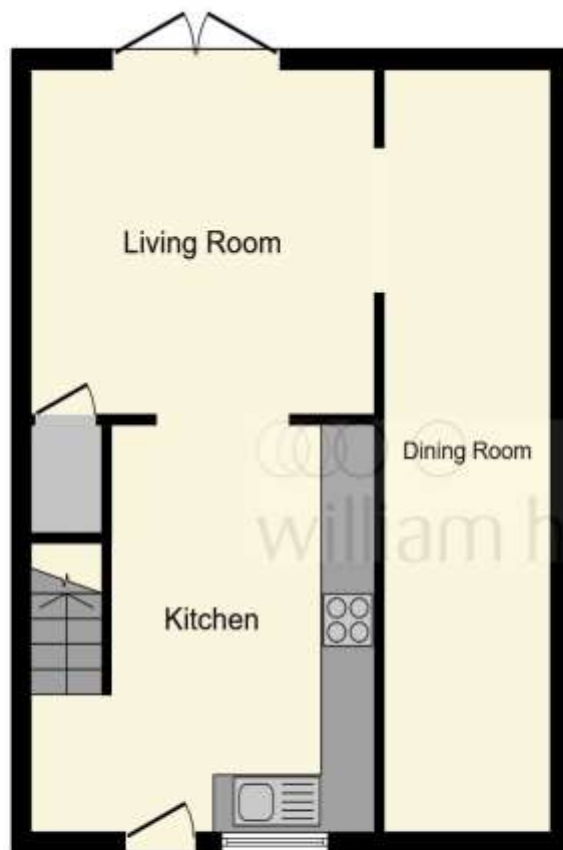
Farm Lane, Hoddesdon EN11 0HD

welcome to

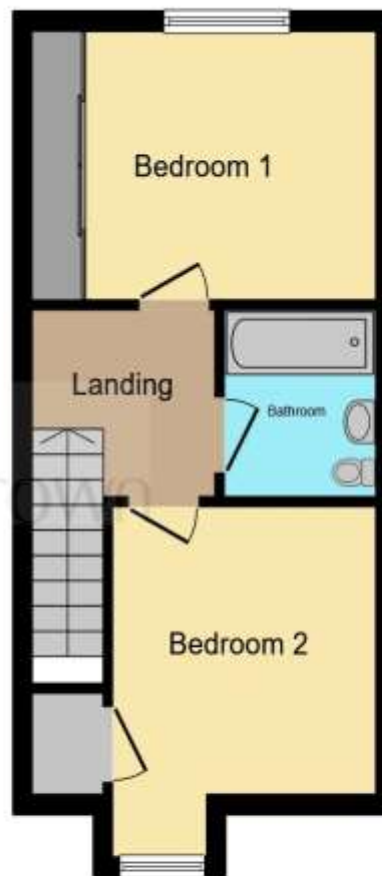
Farm Lane, Hoddesdon

WILLIAM H BROWN have pleasure in offering for sale this EXTENDED TWO BEDROOM END OF TERRACE HOME which benefits from having PARKING FOR 2 VEHICLES, conveniently located within easy access to local amenities, reputable schools and RYE HOUSE RAILWAY STATION.





Ground Floor



First Floor

Accommodation Comprises

Open Plan Kitchen

12' 2" max x 10' 4" (3.71m max x 3.15m)

Lounge

1' 10" x 12' 2" (0.56m x 3.71m)

Dining Area / Playroom

21' 10" x 5' 10" (6.65m x 1.78m)

First Floor Landing

Bedroom 1

10' 3" x 9' plus wardrobe (3.12m x 2.74m plus wardrobe)

Bedroom 2

9' 9" max x 9' 8" max (2.97m max x 2.95m max)

Bathroom

Exterior

Rear Garden

Front Garden

Off Street Parking

Total floor area 77.6 m² (835 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

Farm Lane, Hoddesdon

- Two Bedroom End-Terrace House
- Spacious & Well Presented Throughout
- Modern Fitted Kitchen
- Family Bathroom
- Private & Well Kept Rear Garden
- Off Street Parking
- Close to Local Amenities

Tenure: Freehold EPC Rating: C

£385,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HSD112169



Property Ref:
HSD112169 - 0003

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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