



**Cranbourne Drive, Hoddesdon EN11 0QH**

**welcome to**

**Cranbourne Drive, Hoddesdon**

WILLIAM H BROWN are happy to offer for sale this THREE DOUBLE BEDROOM END OF TERRACE FAMILY HOME, located within this sought after location. The property offers OFF STREET PARKING and INTEGRAL GARAGE, being offered with NO ONWARD CHAIN. The property has great potential for further extensions (STPP).



## Accommodation Comprises

Main front door leading to:

### Entrance Lobby

Radiator, door to:

### Lounge

18' 10" max x 13' 6" max ( 5.74m max x 4.11m max )  
Stairs to first floor, feature gas fire, power points, TV point, radiator, double glazed patio doors leading to rear garden.

### Dining Area

11' 4" max x 11' 10" max ( 3.45m max x 3.61m max )  
Radiator, laminate flooring, storage cupboard, coving to ceiling, archway through to:

### Kitchen

13' x 9' 5" ( 3.96m x 2.87m )  
Window to rear aspect, a range of wall cupboards, ample work tops, fitted gas hob, double oven and extractor fan. Dishwasher, integrated fridge freezer, door to side aspect which leads onto the rear garden.

### First Floor Landing

Window to rear aspect, door to:

### Bedroom 1

16' 4" max x 9' 2" ( 4.98m max x 2.79m )  
Window to front aspect, power points, radiator, fitted wardrobes.

### Bedroom 2

10' 3" x 8' 9" ( 3.12m x 2.67m )  
Window, power points, radiator.

### Bedroom 3

9' 5" x 9' 7" ( 2.87m x 2.92m )  
Window to front aspect, radiator, power points, fitted wardrobes.

### Bathroom

Comprising a panelled bath, shower attachment, sink unit, low level flush WC, tiled walls, airing cupboard, towel rail radiator, window.

## Rear Garden

Paved area, lawned area, fenced boundaries and garden sheds. Side gate.

## Front Garden

Block paved providing off street parking, lawned area. Integral single garage with light and power connected.

## Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."

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.



**view this property online** [williamhbrown.co.uk/Property/HSD112272](http://williamhbrown.co.uk/Property/HSD112272)





welcome to

## Cranbourne Drive, Hoddesdon

- Three Double Bedroom End of Terrace Family Home
- Popular Location
- No Onward Chain
- Private Driveway & Integral Garage
- Spacious Living Areas Throughout
- Good Size Rear Garden
- Proximity to Local Amenities & Town Centre

Tenure: Freehold EPC Rating: Awaited



Total floor area 106.9 sqm (1,152 sq ft) approx.  
The floor plan is for illustrative purposes only. It is not shown to scale. Any measurements, floor areas (including any total floor area), openings and circulation 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 errors, omission or misstatement. A party must rely upon its own experience. Powered by www.floorplans.com

# £500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HSD112272 - 0005

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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