







welcome to

Briscoe Road, Hoddesdon

A rare opportunity to purchase this well presented five bedroom detached home with an annexe, ideal for extended family, situated in this desirable residential neighbourhood. The versatile property features a bright conservatory, separate utility room and generous living areas throughout.

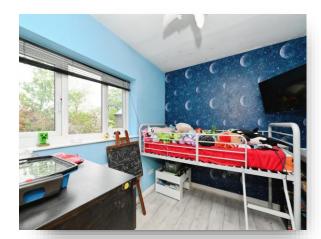












Accommodation Comprises

Main front door leading to:

Entrance Hall

Radiator, stairs to first floor, storage cupboard, door to cloakroom, lounge, shower room, conservatory and kitchen.

Shower Room

Comprising of a fully tiled shower cubicle, heated chrome towel rail, sink unit with vanity below, extractor fan, spot lights to ceiling.

Downstairs Cloakroom

Low level flush WC, sink unit with vanity below, window, spot lights to ceiling.

Lounge

11' 6" max x 14' 4" (3.51m max x 4.37m) Window to front aspect, radiator, laminate flooring, feature fireplace.

Kitchen

20' 11" max x 11' 2" narrowing to 8' (6.38m max x 3.40m narrowing to 2.44m)

With a range of modern wall cupboards, ample work surfaces, cupboards and drawers below, feature centre island with hob and extractor fan. Built in double oven, space for American style fridge freezer, dishwasher, tiled flooring, windows to front and rear aspect, column radiators, built in larder, door to:

Utility Room

8' 4" max x 8' 5" (2.54m max x 2.57m)

Window to front aspect, plumbing for washing machine and space for tumble dryer, door to garden. Access to:

Annexe / Playroom

26' 11" max x 8' 4" (8.20m max x 2.54m) Shower room, low level flush WC, sink with vanity below, fully tiled. Window and door to rear garden.

Conservatory

12' 11" x 12' 7" (3.94m x 3.84m)

Fully double glazed, access to rear garden.

First Floor Landing

Stairs to second floor, window, door to:

Family Bathroom

A panelled bath, sink unit with Quartz work top, vanity below, low level flush WC, window.

Bedroom 1

14' 11" max \times 10' 3" max (4.55m max \times 3.12m max) Window to front aspect, built in wardrobes, radiator, power points, TV point.

Bedroom 2

11' 8" max \times 11' 5" max (3.56m max \times 3.48m max) Window to front aspect, radiator, laminate flooring, built in wardrobes.

Bedroom 3

8' 10" x 7' 10" (2.69m x 2.39m) Windwo to rear aspect, power points, laminate flooring, radiator.

Second Floor Landing

Window, door to:

Bedroom 4

 $9' 10" \times 11' 3"$ ($3.00m \times 3.43m$) Window to front aspect, power points, laminate flooring.

Bedroom 5

9' 11" x 9' 10" (3.02m x 3.00m) Window to front aspect, power points, radiator, laminate flooring.

Exterior Rear Garden

Private rear garden with paved area, lawned area with fenced boundaries, garden shed, brick built garage to rear.

Front Garden

Ample off street parking and side access.

Agents Note

Agents Note: We have been unable to verify if either Planning Permission or Building regulation Certification has been provided for the previous works undertaken to the property. We ask that you make enquiries to satisfy yourself and seek guidance from your conveyancer.





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Briscoe Road, Hoddesdon

- Five Bedroom Detached Home
- Arranged on 3 Levels
- Annexe/Playroom with Shower Room
- Off Street Parking
- Sought After Location

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£750,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HSD112284



Property Ref: HSD112284 - 0009 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 quidance 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.

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