



**Cherry Tree Road, Hoddesdon EN11 9JS**



**welcome to**

**Cherry Tree Road, Hoddesdon**

WILLIAM H BROWN are delighted to offer for sale this well presented FOUR BEDROOM EXTENDED FAMILY RESIDENCE spacious living accommodation arranged on 3 floors, with a LUXURY EN SUITE SHOWER ROOM, situated overlooking a small private green, on this popular development. NO UPWARD CHAIN.



## Accommodation Comprises

Main double glazed front door leading to:

### Entrance Hall

Stairs to first floor, feature cast iron column style radiator, large storage cupboard, door to :

### Family Lounge

13' x 12' 8" ( 3.96m x 3.86m )

Window to front aspect, power points, radiator. Cast iron feature radiator, laminate flooring.

### Kitchen

14' 10" x 10' 9" max ( 4.52m x 3.28m max )

Window to rear aspect, a range of wall cupboards, ample work tops with cupboards and drawers under. Stainless steel sink unit, plumbing for washing machine, space for Range style gas cooker, extractor fan, dishwasher and partly tiled walls. Door to:

### Dining Room

10' 2" x 8' 1" ( 3.10m x 2.46m )

Window and doors leading to the rear garden, laminate flooring, power points.

### First Floor Landing

Stairs to SECOND FLOOR. Door to;

### Bedroom 2

8' 7" x 12' 8" max ( 2.62m x 3.86m max )

Window to rear aspect, power points, radiator, storage cupboard.

### Bedroom 3

12' 2" max x 10' 1" ( 3.71m max x 3.07m )

Window to front aspect, power points, radiator, built in wardrobes.

### Bedroom 4

7' 1" max x 7' 5" max ( 2.16m max x 2.26m max )

Built in wardrobes, power points, radiator, window.

### Shower Room

Comprising a fully tiled shower cubicle, low flush WC, sink unit, heated chrome towel rail, window.

## Second Floor Landing

Door to:

### Main Bedroom

11' 9" narrowing to 6' " x 15' 8" narrowing to 9'7" ( 3.58m narrowing to 1.83m x 4.78m )

Velux window and window to rear aspect, power points, radiator.

### En Suite Shower Room

Fully tiled cubicle, low flush wc, sink unit, towel rail.

### Rear Garden

Superbly landscaped rear garden with paved area, raised brick retaining wall, lawned area with flower borders. To the far rear there is a gym/studio with light and power connected. Small kitchen area with cupboards and work tops, space for fridge freezer, window. Further storage.

### Side Garden

Home office to side of property and further storage.

### Front Garden

Paved with path to front door.



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## Cherry Tree Road, Hoddesdon

- Beautifully & Thoughtfully Designed Family Home
- Four Generously Sized Bedrooms
- Luxury En Suite & Family Shower Room
- Spacious Entrance Hall
- Good Sized Kitchen & Dining Area
- Landscaped Rear Garden
- Outbuilding (Gym/Studio)
- Sought After Location

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

**£535,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HSD112328 - 0003

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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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