



Whitley Road, Hoddesdon EN11 0PX

welcome to

Whitley Road, Hoddesdon

WILLIAM H BROWN are pleased to offer for sale this DECEPTIVELY SPACIOUS THREE DOUBLE BEDROOM SEMI DETACHED family residence, boasting a unique private rear garden with a DETACHED OUTBUILDING featuring a CINEMA/BAR located within this popular location of Hoddesdon.



Accommodation Comprises

Main front door leading to:

Lounge

12' 8" x 16' 2" into door recess (3.86m x 4.93m into door recess)

Window to front aspect, laminate flooring, tv point and power points. Feature log burner, storage cupboard, door to:

Dining Room

11' 7" x 13' 1" (3.53m x 3.99m)

Window to rear aspect, stairs to first floor, recess, radiator, laminate flooring. Through to:

Refitted Kitchen

11' 11" x 8' 5" (3.63m x 2.57m)

A range of modern wall units, ample work surfaces with cupboards and drawers under, sink unit, integrated fridge freezer, dishwasher, fitted AEG hob with extractor fan, dishwasher, built in combination microwave and oven, LED spot lights, door to:

Utility Room

7' 3" x 7' 6" (2.21m x 2.29m)

Wall cupboards, work surfaces, plumbing for washing machine, space for tumble dryer, door to conservatory and door to bathroom/shower room.

Conservatory

23' 4" narrowing to 17' 9" x 7' 4" (7.11m narrowing to 5.41m x 2.24m)

Fully double glazed with doors to garden, door to front. Radiator, power points. (Would make an ideal dining area).

Bathroom / Shower Room

Comprising a roll top bath, fully tiled double shower cubicle, WC, sink unit, window, radiator.

First Floor Landing

Door to:

Bedroom 1

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

Window to front aspect, power points, built in storage cupboard. Further built in wardrobes. Laminate flooring, radiator.

Bedroom 2

11' x 10' (3.35m x 3.05m)

Window, power points, radiator, laminate flooring.

Bedroom 3

11' 10" x 8' 3" (3.61m x 2.51m)

Window, power points, laminate flooring.

Rear Garden

A unique rear garden with court yard, paved area and decked area with lighting. Raised fish pond.

Outbuilding

Detached outbuilding with storage/shed area with light and power connected.

Cinema / Bar

20' 5" x 10' 1" (6.22m x 3.07m)

Attached to the outbuilding with light and power connected. Gate to further garden area.



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welcome to

Whitley Road, Hoddesdon

- Three Generously Sized Bedrooms
- Immaculately Presented Throughout
- Stunning Refitted Kitchen
- Bespoke Cinema/Bar Room
- Modern Family Bathroom/Shower Room
- Court Yard Style Rear Garden
- Within Proximity of Local Amenities & Rye House Station
- Excellent Access to A10, M25 and local Bus Routes

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HSD111423 - 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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