



Park View, Hoddesdon EN11 8QQ

welcome to

Park View, Hoddesdon

WILLIAM H BROWN are delighted to offer for sale this EXTENDED and well presented FOUR BEDROOM town house with beautiful views over Barclay Park. The property benefits from bright and spacious living accommodation throughout, An internal viewing is strongly recommended.



Accommodation Comprises

Ground Floor

Main front door leading to:

Entrance Hall

With door to downstairs WC. Stairs to first floor, door to kitchen/diner and door to understairs cupboard.

Kitchen / Diner

26' 8" x 14' 3" (8.13m x 4.34m)

Fitted with modern wall and base units with work surfaces. Built in double oven hob and extractor fan. Dining area with French doors and window to rear aspect.

Sitting Room

14' 3" x 7' 10" (4.34m x 2.39m)

Bi folding doors to rear garden.

First Floor

Living Room

14' 4" x 10' 1" (4.37m x 3.07m)

Window to front aspect. Private balcony to front aspect.

Bedroom 1

14' 4" x 10' 2" (4.37m x 3.10m)

Two windows to rear aspect, built in wardrobes. Door to:

Dressing Room

Window to side aspect.

Second Floor

Doors leading to bedrooms 2,3 and 4, and bathroom.

Bedroom 2

14' 3" x 9' 8" (4.34m x 2.95m)

Two windows to rear aspect,

Bedroom 3

10' 2" x 8' 2" (3.10m x 2.49m)

Window to front aspect.

Bedroom 4

10' 2" x 6' 2" (3.10m x 1.88m)

Window to front aspect.

Family Bathroom

Window to side aspect.

Exterior

Low maintenance rear garden. Parking and garage.

Garage



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Park View, Hoddesdon

- Extended Four Bedroom Town House
- Well Presented Throughout
- Garage & Parking
- Two Reception Rooms
- Well Appointed Kitchen/Diner
- Ground Floor WC
- Private Balcony with views over Barclay Park
- Desirable Location

Tenure: Freehold EPC Rating: C
Council Tax Band: E

£565,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HSD112269 - 0002

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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