









welcome to

Ditchfield Road, HODDESDON

WILLIAM H BROWN are pleased to offer for sale this well presented THREE DOUBLE BEDROOM terraced home with side tunnel access, SOUTH WEST facing rear garden, AMPLE OFF STREET PARKING and conveniently located within easy reach of local amenities, reputable schools and transport links.













Accommodation Comprises

Main front door to:

Entrance Hall

Stairs to upper floor.

Lounge

12' 7" x 14' (3.84m x 4.27m) Window, power points, TV point, feature fireplace, door to dining room.

Dining Room

17' 5" x 9' 2" (5.31m x 2.79m) Storage cupboard, power points, radiator, through to kitchen.

Kitchen

14' 10" x 10' (4.52m x 3.05m) With a range of wall cupboards, ample work tops with cupboards and drawers below. Sink unit, hob, oven and extractor fan, plumbing for washing machine, window, doors leading to the rear garden.

First Floor Landing

Access to loft, door to:

Bedroom 1

12' 11" x 12' 1" (3.94m x 3.68m) Window, power points, built in wardrobes.

Bedroom 2

12' 10" x 8' 4" max narrowing to 5' 4" ($3.91m \times 2.54m \text{ max}$ narrowing to 1.63m) Window, power points.

Bedroom 3

10' 9" max x 9' 4" (3.28m max x 2.84m) Window, power points, fitted wardrobes.

Family Bathroom

A panelled bath, sink unit, window.

Separate W C

Low flush WC, window.

Rear Garden

Superbly presented SOUTH WEST facing rear garden, paved area, artificial lawn, flower borders, outside light and water. To the far rear of property there is a SUMMER HOUSE. Side access leading to:

Front Garden

Ample off street parking.





welcome to

Ditchfield Road, HODDESDON

- Three Bedroom Terraced Family Home
- Tunnel Side Access
- Well Proportioned South West Facing Rear Garden
- Summer House
- Spacious Kitchen
- Bathroom with Separate WC
- Ample Off Street Parking
- Convenient Location

Tenure: Freehold EPC Rating: Awaited

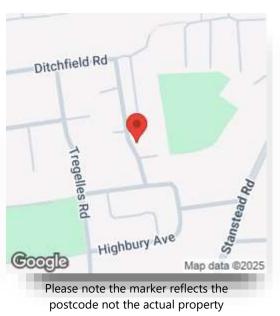
Council Tax Band: D

£445,000









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Property Ref: HSD112417 - 0003 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.





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