



**Ditchfield Road,HODDESDON EN11 9HT**

**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 x 2.54m 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.



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## **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



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HSD112417 - 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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