



Whittingstall Road, Hoddesdon EN11 0LJ

welcome to

Whittingstall Road, Hoddesdon

WILLIAM H BROWN are delighted to offer for sale this EXTENDED and well presented THREE DOUBLE BEDROOM terraced home with LOFT CONVERSION and EN SUITE, SOUTHWEST FACING REAR GARDEN and OFF STREET PARKING located within this quiet residential cul de sac. An internal viewing is highly recommended.



Accommodation Comprises

Main front door leading to:

Entrance Hall

Laminate flooring, stairs to first floor, radiator, door to:

L Shaped Lounge / Diner

17' 8" narrowing to 11' 6" max x 25' 3" narrowing to 11' 2" max (5.38m narrowing to 3.51m max x 7.70m)
LOUNGE AREA double glazed window to front aspect, power points, TV point, feature fireplace.

DINING AREA laminate flooring, feature fireplace, radiator, power points. Through to:

Kitchen / Breakfast Room

16' 4" x 9' 9" (4.98m x 2.97m)
Modern wall units with ample work surfaces, cupboards and drawers under, fitted hob, oven and extractor fan, space for fridge freezer, plumbing for washing machine, dishwasher, sink unit, double glazed window and doors to rear garden.

First Floor Landing

Stairs to loft conversion, door to:

Bedroom 2

13' 4" x 10' 3" (4.06m x 3.12m)
Double glazed window to front aspect, power points, radiator.

Bedroom 3

11' 2" max x 10' 4" max (3.40m max x 3.15m max)
Double glazed window to rear aspect, power points, radiator, airing cupboard.

Bath / Shower Room

A fully tiled shower cubicle, a panelled bath, sink unit, pedestal wash hand basin, towel rail, double glazed window to rear aspect.

Second Floor Landing

Door to:

Bedroom 1

17' 3" max x 12' 5" (5.26m max x 3.78m)
Part vaulted ceiling with window, double glazed window to rear aspect, power points, radiator, storage cupboard, door to:

En Suite Shower Room

Fully tiled shower cubicle, low flush WC, sink unit.

Rear Garden

Southwest facing rear garden with lawned area, flower borders, fenced boundaries.

Front Garden

Being block paved providing OFF STREET PARKING for two vehicles.



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welcome to

Whittingstall Road, Hoddesdon

- Extended Family Home
- Three Double Bedrooms
- Loft Conversion & En Suite Shower
- Private Rear Garden & Drive
- Walking Distance to Railway Station

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£465,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HSD112440 - 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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