



High Leigh Barns Box Lane,HODDESDON EN11 8SB

welcome to

High Leigh Barns Box Lane, HODDESDON

WILLIAM H BROWN are delighted to offer this THREE BEDROOM BARN CONVERSION positioned on the outskirts of Hoddesdon town centre with its many shopping and recreational amenities. The property benefits from a GARAGE and PARKING and an internal viewing is highly recommended.



Accommodation Comporises

Feature Oak front door leading to:

Spacious Entrance Hall

With storage cupboard, stairs to first floor, barn style doors, door to:

Ground Floor Cloakroom

Low level flush WC, radiator, sink unit, extractor fan.

Lounge

10' 2" x 9' 7" (3.10m x 2.92m)

Window to front aspect, radiator, power points, tv point, double barn style doors leading to:

Dining Room

10' 2" x 7' 2" (3.10m x 2.18m)

French doors leading to garden, radiator, power points.

Kitchen

12' 4" x 7' 1" (3.76m x 2.16m)

Fitted with a range of wall cupboards, work tops with built in washing machine, dishwasher and fridge freezer, stainless steel sink unit, fitted gas hob, electric oven and extractor fan, window and door to rear garden, tiled flooring, radiator. Combination boiler installed for central heating and domestic hot water.

First Floor Landing

Vaulted ceiling and exposed beams, window to front aspect, door to:

Bathroom

Comprising a panelled bath, sink unit, low level flush WC, window.

Bedroom 1

11' 6" x 10' 8" (3.51m x 3.25m)

Window to rear aspect, radiator, power points, vaulted ceiling with exposed beams. Door to:

En Suite Shower Room

A fully tiled shower cubicle, low level flush WC, sink unit with vanity below, double radiator, extractor fan.

Bedroom 2

11' 9" x 6' 11" (3.58m x 2.11m)

Window to rear aspect, power points, radiator, vaulted ceiling with exposed beams.

Bedroom 3

7' 8" x 7' 1" (2.34m x 2.16m)

Window to front aspect, radiator, power points, vaulted ceiling with exposed beams.

Exterior

Allocated parking to front. Garage to rear with additional parking.

Rear Garden

Lawned area and paved area, raised bed, rear gate providing access to garage and additional parking.

Garage

17' 3" x 8' 10" (5.26m x 2.69m)

Agents Note

Calor gas heating. Klargestar septic tank sewage treatment plant. Residents communal charge £80 per month.



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welcome to

High Leigh Barns Box Lane, HODDESDON

- Three Bedroom Barn Conversion
- Garage & 2 Allocated Parking Spaces
- Ground Floor Cloakroom
- En Suite Shower Room
- Family Bathroom
- Well Maintained Rear Garden
- Close Proximity to Town Centre
- Sought after Location

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

£485,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HSD112456 - 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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