



**Foxton Road, Hoddesdon EN11 8RX**



**welcome to**

**Foxton Road, Hoddesdon**

WILLIAM H BROWN are pleased to offer for sale this NO CHAIN THREE BEDROOM family home, in need of some modernisation, conveniently located within close proximity of Hoddesdon town centre with its wide range of shops, restaurants and cafes and excellent transport links.



### **Accommodation Comprises**

Double glazed main front door leading to:

#### **Enrrance Hall**

Radiator, stairs to upper floor, door to:

#### **Wet Room**

Comprising a vanity sink unit, low flush wc, wall mounted shower, window.

#### **Kitchen**

6' 7" x 15' 11" ( 2.01m x 4.85m )

A range of wall cupboards, ample work surfaces with cupboards and drawers under, serving hatch, fitted gas hob, oven and extractor fan, space for washing machine and dishwasher, sink unit, window to front aspect, power points.

#### **Dining Room**

12' 1" x 14' 11" max ( 3.68m x 4.55m max )

Gas fire, power points, steps leading down to:

#### **Lounge**

10' 9" max x 13' 11" ( 3.28m max x 4.24m )

Patio doors to rear aspect, power points, tv point, door to small lobby, additional door to rear leading to garden.

#### **First Floor Landing**

Loft access, doors to:

#### **Bedroom 1**

13' 2" max to front of wardrobes x 10' 4" max ( 4.01m max to front of wardrobes x 3.15m max )

Window to rear aspect, radiator, power points.

#### **Bedroom 2**

8' 9" max x 13' 4" ( 2.67m max x 4.06m )

Window to front aspect, power points.

#### **Bedroom 3**

9' max x 6' 8" max ( 2.74m max x 2.03m max )

Overstairs storage cupboard, window to front aspect, power points.

### **Exterior**

#### **South Facing Rear Garden**

With paved area, fenced boundaries, lawn and flower borders.

#### **Garage En Bloc**

To rear.

#### **Front Garden**

With path and lawned areas.



***view this property online*** [williamhbrown.co.uk/Property/HSD112442](http://williamhbrown.co.uk/Property/HSD112442)



**welcome to**

## **Foxton Road, Hoddesdon**

- Three Bedroom Terraced House
- No Chain
- In Need of Modernisation
- South Facing Rear Garden
- Garage en Bloc
- Ground Floor Wet Room
- Excellent First Time Buyers Opportunity
- Conveniently Located within Proximity of Town Centre

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

# £375,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HSD112442](http://williamhbrown.co.uk/Property/HSD112442)



Property Ref:  
HSD112442 - 0004

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.



**william h brown**



**01992 464001**



[Hoddesdon@williamhbrown.co.uk](mailto:Hoddesdon@williamhbrown.co.uk)



41 High Street, HODDESDON, Hertfordshire,  
EN11 8TD



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**