



Goodwood Close, Hoddesdon EN11 9JP

welcome to

Goodwood Close, Hoddesdon

WILLIAM H BROWN are delighted to offer for sale this THREE BEDROOM TERRACED HOUSE being offered with NO UPWARD CHAIN, offering bright and spacious living accommodation throughout, located within this popular residential location, within walking distance of local amenities.



Accommodation Comprises

Main front door leading to:

Entrance Lobby

Storage cupboard, door to:

Lounge / Dining Area

Lounge

17' 3" max x 12' 1" (5.26m max x 3.68m)

Window to front aspect, power points, radiator, tv point, stairs to first floor, through to:

Dining Area

11' 10" max x 8' 6" max (3.61m max x 2.59m max)

Window to rear aspect, radiator, power points.

Through to:

Kitchen

8' 5" x 11' 1" (2.57m x 3.38m)

With a range of wall cupboards, ample work tops with fitted hob, oven and extractor fan, sink unit, washing machine, space for fridge freezer, window and door leading to rear garden.

First Floor Landing

Loft access, airing cupboard, door to:

Wet Room

Walk in shower unit, sink unit, low flush wc, window.

Bedroom 1

10' 7" x 12' 3" WALL TO WALL (3.23m x 3.73m WALL TO WALL)

Fitted wardrobes, radiator, window to front aspect.

Bedroom 2

11' 2" x 9' 2" (3.40m x 2.79m)

Built in wardrobes, window to rear aspect, radiator, power points.

Bedroom 3

6' 4" max x 8' 6" max (1.93m max x 2.59m max)

Window to front aspect, radiator, power points.

Front Garden

FRONT GARDEN with lawned area, path to front door.

Rear Garden

Paved area, lawned area, flower borders, fenced boundaries, Rear gate. Garage en bloc.



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Goodwood Close, Hoddesdon

- Three Bedrooms
- Spacious Lounge/Dining Area
- Kitchen
- Family Bathroom
- Private Rear Garden
- Garage en Bloc
- Cul de Sac Location
- No Upward Chain

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

£415,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HSD112485 - 0006

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



41 High Street, HODDESDON, Hertfordshire,
EN11 8TD



williamhbrown.co.uk