



Whitley Road, Hoddesdon EN11 0PT

welcome to

Whitley Road, Hoddesdon

WILLIAM H BROWN are pleased to offer this UNIQUE DETACHED TWO BEDROOM BUNGALOW located via a private road, within this popular residential location. The property benefits from OPEN PLAN LIVING, SOUTH FACING REAR GARDEN and AMPLE OFF STREET PARKING. NO UPWARD CHAIN.



Accommodation Comprises

Main front door leading to:

Entrance Hall

Column style radiator, laminate flooring, loft access, doors to two bedrooms, bathroom and open plan lounge/kitchen.

Lounge / Kitchen Area

31' 6" x 14' 10" narrowing to 10' 10" (9.60m x 4.52m narrowing to 3.30m)

LOUNGE/DINING AREA with column style radiator, spot lights, laminate flooring, casement doors leading to the rear garden.

KITCHEN AREA with a range of light gloss wall cupboards, ample work tops with cupboards and drawers under, fitted gas hob, extractor fan, integrated washing machine and dishwasher, built in oven, integrated fridge, power points, window to front aspect, door to side aspect, spot lights, through to

Bedroom 1

12' 9" max x 12' 10" (3.89m max x 3.91m)

Window to rear aspect, power points, radiator.

Bathroom

Comprising a panelled bath with shower attachment, sink unit with vanity below, low flush wc, tiled floor and tiled walls, window, spot lights to ceiling, extractor fan.

Bedroom 2

10' 9" x 10' 1" (3.28m x 3.07m)

Window to front aspect, power points, radiator.

En Suite Shower Room

Fully tiled shower cubicle, low flush wc, sink unit, tiled flooring, tiled walls, window, extractor fan, spot lights.

Rear Garden

South facing rear garden with paved patio, lawned area, garden shed. Access to both sides of the property.

Front Garden

Off street parking.

Agents Note

It is our understanding that the Freehold title is not yet registered at Land Registry and that this will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.



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welcome to

Whitley Road, Hoddesdon

- Detached Two Bedroom Bungalow
- Spacious Lounge & Fitted Kitchen
- En Suite Shower & Bathroom
- Private Rear Garden
- Off Street Parking

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

£450,000



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Property Ref:
HSD112525 - 0002

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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