



Village Close, Hoddesdon EN11 0GJ

welcome to

Village Close, Hoddesdon

WILLIAM H BROWN are pleased to offer for sale this NO CHAIN LINK DETACHED THREE BEDROOM FAMILY HOME located within the popular Village Close of Hoddesdon. The property benefits from a GARAGE/STORE AREA, OFF STREET PARKING and an internal viewing is highly recommended.



Accommodation Comprises

Main front door leading to:

Hallway

Radiator, stairs to first floor, door to:

Ground Floor Cloakroom

Low flush wc, sink unit, heated towel rail, window to front aspect.

Lounge

14' 6" x 17' 10" max (4.42m x 5.44m max)

Doors to rear garden, window to rear aspect, two radiators, access to understairs storage cupboard.

Kitchen

11' 7" max x 7' 8" max (3.53m max x 2.34m max)

Fitted with a range wall units with laminate work surfaces, gas hob, space for washing machine and fridge freezer, built in double oven, radiator, window to front aspect.

First Floor Landing

Doors to bedrooms, bathroom, storage cupboard, loft hatch.

Bedroom 1

12' 3" x 10' 10" to front of wardrobes (3.73m x 3.30m to front of wardrobes)

Wood floor boards, built in wardrobe, window to rear aspect and radiator.

Bedroom 2

12' 11" x 7' 9" max (3.94m x 2.36m max)

Window to front aspect, radiator.

Bedroom 3

6' 6" x 9' (1.98m x 2.74m)

Window to front aspect, radiator, wooden floor boards.

Bathroom

With panelled bath with overhead shower unit, low flush wc, sink unit, radiator, window to side aspect.

Front Garden

Driveway providing off street parking for multiple vehicles. Access to garage and access to side gate.

Rear Garden

Patio leading to raised garden.

Garage / Storage

Garage

8' 2" x 6' 2" (2.49m x 1.88m)

Storage

9' 10" x 8' 2" (3.00m x 2.49m)



view this property online williamhbrown.co.uk/Property/HSD112554



welcome to

Village Close, Hoddesdon

- Link Detached Family Home
- Three Bedrooms
- Ground Floor Cloakroom & Bathroom
- Spacious Living Areas
- Private Rear Garden
- Private Driveway
- Within proximity of Rye House Rail Station
- Chain Free

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

£400,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HSD112554



Property Ref:
HSD112554 - 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



41 High Street, HODDESDON, Hertfordshire,
EN11 8TD



williamhbrown.co.uk