



Ditchfield Road, HODDESDON EN11 9HS

welcome to

Ditchfield Road, HODDESDON

WILLIAM H BROWN are delighted to offer for sale this well presented THREE DOUBLE BEDROOM family home with GROUND FLOOR CLOAKROOM, UPSTAIRS BATHROOM/SHOWER ROOM, LANDSCAPED REAR GARDEN located within this convenient location to the north of Hoddesdon town centre.



Accommodation Comprises

Main front door leading to:

Entrance Porch

Door to:

Entrance Hall

Stairs to first floor, storage cupboard, doors to cloakroom, kitchen/breakfast room and family lounge.

Ground Floor Cloakroom

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

Kitchen / Breakfast Room

17' 11" x 9' 4" (5.46m x 2.84m)

Window to front aspect, a range of wall cupboards with ample work surfaces, cupboards and drawers under, space for gas Range cooker, sink unit, plumbing for washing machine and dishwasher, tiled flooring, window to front aspect.

Lounge

15' 6" max x 10' 8" (4.72m max x 3.25m)

Feature gas fireplace, storage cupboard, radiator, tv points and power points.

Dining Area

14' 9" x 9' (4.50m x 2.74m)

Windows and doors leading to rear garden, feature log burner, feature lantern ceiling.

First Floor Landing

Door to all bedrooms and bathroom.

Bedroom 1

13' 3" x 8' 8" (4.04m x 2.64m)

Window to front aspect, power points, built in wardrobes, radiator.

Bedroom 2

16' 8" x 8' 10" max to front of wardrobes (5.08m x 2.69m max to front of wardrobes)

Window, power points, radiator.

Bedroom 3

13' 4" x 8' 5" (4.06m x 2.57m)

Window to rear aspect, power points, radiator, fitted wardrobes.

Bathroom / Shower Roomn

Comprising a panelled bath, low flush wc, sink unit with vanity below, tiled corner shower unit, towel rail, window to front aspect.

Rear Garden

Paved rear garden with Jacuzzi, timber built storage/shed with light and power connected.

Front Garden

Path and artificial lawn.



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welcome to

Ditchfield Road, HODDESDON

- Extended Three Double Bedroom Family Home
- Private Rear Garden
- Spacious Lounge & Dining Area
- Kitchen/Breakfast Room
- Ground Floor Cloakroom & Upstairs Family Bath/Shower Room
- Within reach of Local Amenities & Schools
- Ideal Family Home
- No Onward Chain

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

£465,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HSD112541](https://www.williamhbrown.co.uk/Property/HSD112541)



Property Ref:
HSD112541 - 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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