



Old Highway, Hoddesdon EN11 0LX

welcome to

Old Highway, Hoddesdon

WILLIAM H BROWN are delighted to offer to market this well presented FOUR BEDROOM VICTORIAN FAMILY HOME arranged on three levels, boasting SOUTHWEST FACING REAR GARDEN backing onto allotments, located within this convenient location, only moments away from local amenities and train station.



Accommodation Comprises

Main front door to:

Entrance Hall

Radiator, stairs to first floor, oak flooring. Doors to dining room and doors to lounge.

Lounge

11' 9" x 14' 1" max (3.58m x 4.29m max)

Window to front aspect, feature fireplace, power points, radiator. Double doors to:

Dining Room

12' 4" x 12' 6" max (3.76m x 3.81m max)

Oak flooring, radiator, through to kitchen and door leading to conservatory.

Kitchen

12' 7" x 9' 9" (3.84m x 2.97m)

A range of wall cupboards, ample work tops with cupboards and drawers under. Space for Range style cooker, extractor fan, space for washing machine, tumble dryer, dishwasher and fridge freezer. Stainless steel sink unit, windows to both side and rear aspects. Wall mounted boiler.

Conservatory

22' 7" max extending to 9' 4" x 9' 9" (6.88m max extending to 2.84m x 2.97m)

Double glazed with doors leading to court yard style rear garden.

First Floor Landing

Stairs to bedroom 1 and doors to bedroom 4.

Bedroom 4

10' 1" x 11' 7" max (3.07m x 3.53m max)

Window to rear aspect, power points, radiator.

Bedroom 3

12' 1" max x 9' 8" max (3.68m max x 2.95m max)

Window to rear aspect, power points, radiator, feature period fireplace.

Shower Room

Fully tiled shower cubicle, sink unit with vanity below, low level flush WC, window and tiled floor. Chrome towel rail.

Bedroom 2

15' 4" max x 11' 3" (4.67m max x 3.43m)

Two windows to front aspect, power points, radiator, coving to ceiling and spot lights.

Second Floor Landing

Doors to dressing room and master bedroom.

Master Bedroom

18' 7" max x 13' 7" max (5.66m max x 4.14m max)

Vaulted ceiling, two windows, window to rear aspect, power points, radiator, spot lights.

Dressing Room

With hanging space, door to:

En Suite Bathroom

A panelled bath with wall mounted shower unit, low flush wc, sink with vanity below, tiled floor, window.

Exterior

Court yard style rear garden, paved area, fenced boundaries, backing onto allotments. Front garden is paved.



view this property online williamhbrown.co.uk/Property/HSD112565



welcome to

Old Highway, Hoddesdon

- Extended Four Bedroom Victorian Family Home
- Southwest Facing Rear Garden
- Four Good Sized Bedrooms
- Master Bedroom with Dressing Room & En Suite Bathroom
- Conservatory
- Backing on to Allotments
- Walking Distance to Rye House Station
- Easy Access to Local Amenities & Schools

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£475,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HSD112565



Property Ref:
HSD112565 - 0003

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