









welcome to

The Meadway, Hoddesdon

WILLIAM H BROWN are proud to offer to market this EXTENDED and well presented THREE BEDROOM HOME ideally situated on the sought after Meadway in Hoddesdon. Boasting a stylish loft conversion and generous living space throughout this property offers the perfect blend of comfort and convenience.













Accommodation Commprises

Main front door to:

Entrance Hall

Stairs to first floor, radiator, door to:

Lounge

12' 8" x 13' 9" (3.86m x 4.19m)

Window to front aspect, laminate flooring, radiator, power points and TV point. Door to:

Kitchen / Dining Room

14' 9" x 8' 11" (4.50m x 2.72m)

With a range of wall cupboards, ample work surfaces with cupboards and drawers under. Stainless steel sink unit, space for cooker, washing machine, plumbing for dishwasher, understairs storage cupboard, space for fridge freezer, window and doors to rear aspect. Boiler cupboard with space for tumble dryer, further storage cupboards.

First Floor Landing

Stairs to master bedroom. Door to:

Bathroom

A panelled bath, sink unit, low flush wc, partly tiled walls, window to rear aspect, radiator.

Bedroom 2

13' 10" max x 10' 11" (4.22m max x 3.33m) Storage cupboard, window to front aspect, radiator, power points, further storage cupboard.

Bedroom 3

11' 1" x 10' 5" (3.38m x 3.17m)

Window to rear aspect, power points, radiator, storage cupboard.

Second Floor Landing

Velux window, door to:

Bedroom 1

10' 9" x 15' 2" (3.28m x 4.62m)

2 x velux windows, part vaulted ceiling, window to rear aspect, power points, radiator, storage cupboards. Door to:

En Suite Shower

Shower cubicle, sink unit, low flush WC, window to rear aspect, extractor fan.

Front Garden

Off street parking.

Rear Garden

Southwest facing rear garden with artificial lawned area, fenced boundaries, flower borders. Rear access gate.

Outbuilding / Storage

17' 5" x 9' 6" (5.31m x 2.90m)

Window and door to side aspect.





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The Meadway, Hoddesdon

- Extended Three Bedroom Family Home
- Loft Conversion with En Suite Shower
- Contemporary Family Bathroom
- Modern Fitted Kitchen/Dining Room
- Southwest Facing Private Rear Garden
- Driveway
- Convenient & Popular Location
- Walking Distance to Broxbourne Station

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

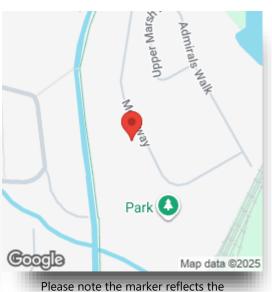
guide price

£475,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/HSD112587



Property Ref: HSD112587 - 0005 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.



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