



**The Meadway, Hoddesdon EN11 8AS**



**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 Conmprises

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**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HSD112587 - 0005

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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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