



Stanstead Road, Hoddesdon EN11 0RL

welcome to

Stanstead Road, Hoddesdon

WILLIAM H BROWN are delighted to offer for sale this NO CHAIN THREE BEDROOM SEMI DETACHED family home boasting a SOUTHWEST FACING REAR GARDEN, INTEGRAL GARAGE, WORKSHOP and OFF STREET PARKING situated in this popular and convenient location within walking distance of reputable schools & local shops.



Accommodation Comprises

Main front door leading to:

Entrance Lobby

Tiled flooring, ornate coving, door to lounge.

Lounge

16' 2" max x 22' 4" max (4.93m max x 6.81m max)

Stairs to first floor, oak flooring, ornate coving, window and doors leading to conservatory, radiator, cast iron log burner, archway through to kitchen, door to ground floor cloakroom.

Ground Floor Cloakroom

Low flush wc, corner sink unit, tiled walls and flooring.

Kitchen

7' 9" x 8' 11" (2.36m x 2.72m)

With a range of wall cupboards, ample work tops, part granite breakfast bar, fitted oven, hob and extractor fan, space for fridge freezer, washing machine, sink unit, tiled walls, tiled flooring, window to front aspect.

Conservatory

15' 11" x 8' 7" (4.85m x 2.62m)

Windows and door to rear garden, laminate flooring.

First Floor Landing

Window to front aspect, radiator, laminate flooring, coving to ceiling. Airing cupboard. Doors to:

Bedroom 1

10' 6" max x 10' 3" max (3.20m max x 3.12m max)

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

Bedroom 2

10' 11" x 8' 4" (3.33m x 2.54m)

Window to rear aspect, laminate flooring, power points.

Bedroom 3

10' 10" x 7' 4" (3.30m x 2.24m)

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

Family Bathroom

Comprising of a panelled bath, separate shower cubicle, sink unit, low flush wc, partly tiled walls, tiled flooring.

Rear Garden

South west facing rear garden with paved area, lawned area, fenced boundaries. To the far rear of the property there is a work shop with light and power connected.

Front Garden

Side access leading to front garden providing ample off street parking.

Garage

16' 5" x 8' 6" (5.00m x 2.59m)

Work Shop

19' 8" x 16' 7" (5.99m x 5.05m)

Power connected.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



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welcome to

Stanstead Road, Hoddesdon

- Semi Detached Family House
- Three Good Sized Bedrooms
- Family Bathroom & Ground Floor Cloakroom
- Southwest Facing Rear Garden with Workshop
- Integral Garage & Off Street Parking to Front
- Within Proximity of Schools & Local Amenities
- Excellent Transport Links
- Walking Distance to Rye House Rail Station`

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

£450,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HSD112581 - 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.



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