



Beechfield, HODDESDON EN11 9QN

welcome to

Beechfield, HODDESDON

WILLIAM H BROWN are delighted to introduce to market this THREE BEDROOM TERRACED HOME being offered CHAIN FREE, boasting a SOUTH FACING REAR GARDEN, OFF STREET PARKING and GARAGE located within this popular development, within easy access to local amenities and transport links.



Accommodation Comprises

Main double glazed front door leading to:

Entrance Porch

Radiator, wall light points, door to storage cupboard and door to garage.

Entrance Hall

Stairs to first floor, radiator, storage cupboard, door to ground floor cloakroom.

Ground Floor Cloakroom

Low flush wc, sink unit with vanity below, partly tiled, radiator.

Kitchen

8' 11" x 8' 10" (2.72m x 2.69m)

Window to front aspect, wall cupboards, space for cooker, extractor fan, sink unit, space for under unit fridge, display unit with cupboards below.

Lounge / Diner

16' 3" max narrowing to 10' 7" x 16' 8" narrowing to 10' max (4.95m max narrowing to 3.23m x 5.08m)

Window and doors leading to rear garden, power points, TV point, coving to ceiling, power points, radiator.

Rear Garden

South facing with a paved area, shingled area, flower borders, fenced boundaries, rear gate.

First Floor Landing

Loft access. Airing cupboard, storage cupboard, door to:

Bedroom 1

10' 7" max x 12' 5" max (3.23m max x 3.78m max)

Built in wardrobes, power points, window to front aspect, radiator, coving to ceiling.

Bedroom 2

8' 2" max x 10' 9" (2.49m max x 3.28m)

Window to rear aspect, power points, radiator.

Bedroom 3

7' 10" max x 7' 7" max (2.39m max x 2.31m max)

Radiator, window to rear aspect, laminate flooring, built in wardrobe.

Shower Room

Double shower cubicle, low flush wc, sink unit with vanity below, window to front aspect, heated towel rail, spot lights to ceiling.

Front Garden

Ample off street parking leading to:

Garage

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

Up and over door.

Agents Note

The property has a new flat roof installed to garage.



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Beechfield, HODDESDON

- Three Bedroom Terraced Family Home
- Ground Floor Cloakroom
- Generous Lounge/Dining Area
- Upstairs Shower Room
- South Facing Rear Garden
- Garage & Off Street Parking
- No Chain
- Popular Location

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

£415,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HSD112547 - 0002

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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