



Ware Road, Hoddesdon EN11 9AF

welcome to

Ware Road, Hoddesdon

WILLIAM H BROWN are pleased to offer for sale this substantial and exceptionally presented DOUBLE STOREY 4 BEDROOM FAMILY HOME boasting an extensive range of features, situated within in this highly desirable residential location of Hoddesdon. An early viewing is strongly recommended.



Accommodation Comprises

Main front door leading to:

Entrance Hall

Two windows to front aspect, oak flooring, stairs to first floor, spot lights, storage cupboards x 2. Door to lounge and door to kitchen/sitting room, dining room, utility room and door to living room. Underfloor heating.

Living Room

12' 5" x 23' 2" (3.78m x 7.06m)

Three windows to side aspect, bow window to front aspect, oak flooring, power points, underfloor heating.

Utility Room

5' 10" x 9' 6" (1.78m x 2.90m)

Work top with storage below, plumbing for washing machine, spot lights. Underfloor heating.

Kitchen / Sitting / Dining

18' 11" x 27' 3" (5.77m x 8.31m)

Magnificently fitted kitchen with a range of wall cupboards, ample granite work tops with cupboards and drawers under, built in double oven, feature hob with extractor fan over, plumbing for dishwasher, sink unit, feature breakfast bar with further storage under. Spot lights, vaulted ceiling with velux windows, cast iron log burner, oak flooring, underfloor heating, bi folding doors leading to the spectacular rear garden. Door to garage and door to:

Salon

7' 4" x 13' 5" (2.24m x 4.09m)

Vaulted ceiling with velux windows, tiled flooring, underfloor heating, plumbing connections, door to ground floor shower room. Door to Boot room.

Ground Floor Shower Room

A fully tiled shower cubicle, low flush wc, sink unit, tiled flooring, vaulted ceiling with velux window.

Boot Room

7' x 4' 9" (2.13m x 1.45m)

Window and door to rear garden, tiled flooring.

Garage

21' 7" max x 12' 9" (6.58m max x 3.89m)

Window to side aspect, wall mounted boiler, electronically operated roller door, light and power connected, vaulted ceiling.

First Floor Landing

Doors to all bedrooms and bathroom.

Bedroom 1

11' 1" max x 16' 2" max (3.38m max x 4.93m max)

Window to rear aspect, power points, radiator, spot lights, door to:

En Suite Shower Room

Requiring completion.

Bedroom 2

12' 6" max x 10' 11" max (3.81m max x 3.33m max)

Built in double wardrobes, power points, radiator, colour change spot lights and feature lighting, window to front aspect.

Bedroom 3

12' 2" max x 10' 11" (3.71m max x 3.33m)

Window to rear aspect, radiator, power points, spot lights.

Bedroom 4

9' 11" max x 10' 8" max (3.02m max x 3.25m max)

Window to side aspect, radiator, power points.

Bathroom

Comprising of a corner shower cubicle, sink unit with vanity below, low flush wc, panel enclosed bath, storage cupboard, window to front aspect, tiled flooring.

Rear Garden

South west facing rear garden with herringbone hard wood decked area, lawned area with fruit trees, bbq area with timber pergola, raised fish pond, flower borders. Tree house. Garden extends to the side with ample storage for 2 vehicles via double gates to front garden.

Outbuilding

12' 7" x 20' 11" (3.84m x 6.38m)

The far rear of the property has an outside barn, making it an ideal storage area or work shop, doors and windows, light and power connected.

Front Garden

Ample off street parking with hardstanding and lawned area.



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welcome to

Ware Road, Hoddesdon

- Magnificent Detached Family Home
- Four Well Proportioned Bedrooms
- Stunning Kitchen/Breakfast & Sitting Room
- Salon & Boot Room
- South West Facing Private Rear Garden
- Outbuilding with Power Connected
- Ample Off Street Parking
- Sought after Location

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

£925,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HSD112592 - 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