



**High Wood Road, Hoddesdon EN11 9AZ**

**welcome to**

## **High Wood Road, Hoddesdon**

WILLIAM H BROWN are pleased to offer for sale this THREE BEDROOM TERRACED home being offered with NO UPWARD CHAIN situated within the popular Roselands development of Hoddesdon. Features include LOFT AREA and GARAGE EN BLOC. An early viewing is highly recommended.



## **Accommodation Comprises**

Main front door leading to:

### **Entrance Hall**

Laminate flooring, stairs to first floor, storage cupboard, door to kitchen and door to lounge/diner.

### **Lounge / Diner**

12' 3" max narrowing to 9' 4" x 24' max ( 3.73m max narrowing to 2.84m x 7.32m )

Windows to both front and rear aspect, laminate flooring, power points, radiator, feature fireplace.

### **Kitchen**

10' 10" max x 9' max ( 3.30m max x 2.74m max )

A range of modern wall units, ample work surfaces, cupboards and drawers under, stainless steel sink unit, plumbing for washing machine, built in hob, built in oven and microwave, extractor fan. Window and door to rear garden.

### **First Floor Landing**

Loft access with pull down ladder, leading to loft area.

### **Bedroom 1**

12' 9" max x 12' 2" max ( 3.89m max x 3.71m max )

Window to front aspect, power points, radiator.

### **Bedroom 2**

12' 8" max x 11' 10" max ( 3.86m max x 3.61m max )

Window to rear aspect, power points, radiator.

### **Bedroom 3**

9' 3" max x 6' 7" max ( 2.82m max x 2.01m max )

Window to front aspect, power points, radiator.

### **Bathroom / Shower Room**

A panelled bath, sink unit, low flush wc, shower cubicle, window.

### **Rear Garden**

Paved and lawned areas, fenced boundaries.

### **Front Garden**

Path and lawned area.

### **Garage En Bloc**



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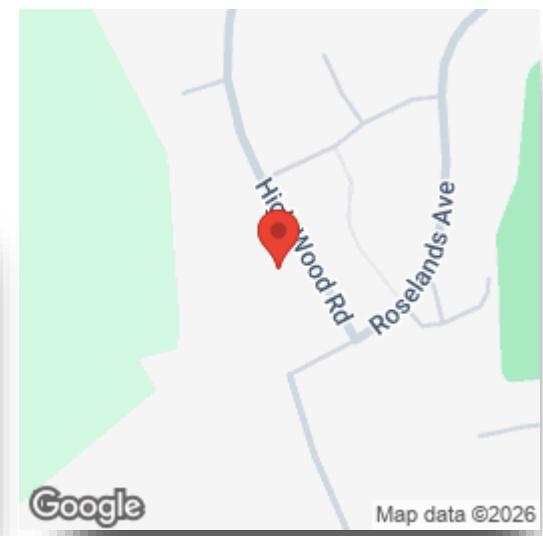
## High Wood Road, Hoddesdon

- No Onward Chain
- Three Bedrooms
- Private Rear Garden
- Garage en Bloc
- Loft Space with Pull Down Ladder
- Popular Location
- Excellent Transport Links & Local Amenities
- Desirable Location

Tenure: Freehold EPC Rating: D

Council Tax Band: E

**£425,000**



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Property Ref:  
HSD112481 - 0004

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