



**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**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HSD112481 - 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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