



Foxton Road, Hoddesdon EN11 8RX

welcome to

Foxton Road, Hoddesdon

WILLIAM H BROWN are pleased to offer for sale this well presented THREE BEDROOM SEMI DETACHED family home offering spacious living accommodation throughout and being offered with NO CHAIN. Ideally located within easy access of Hoddesdon town centre and local amenities.



Accommodation Comprises

Main front door leading to:

Entrance Hall

Stairs to first floor, radiator, understairs storage cupboard, door to lounge/diner, door to kitchen.

Lounge

Window to front aspect, radiator, feature gas fireplace, power points, TV point, archway through to :

Dining Room

Doors leading to the rear garden, power points.

Kitchen

A range of wall units, work surfaces, cupboards and drawers under. fitted hob, oven, sink unit, plumbing for washing machine and dishwasher, under unit fridge and freezer. Windows and door leading to rear garden.

First Floor Landing

Window to side aspect, loft access, door to:

Shower Room

With shower cubicle, pedestal wash hand basin, low flush wc, windows to both side and rear aspects.

Bedroom 1

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

Bedroom 2

Window to rear aspect, power points, radiator, laminate flooring, built in wardrobes.

Bedroom 3

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

Rear Garden

Decked area, raised lawned area with flower borders, fenced boundaries. Side gate providing access to:

Front Garden

Paved providing ample off street parking. Access to garage.

Garage

Up and over door, door to side aspect, window to rear aspect.

Summerhouse

Window and door to both side and front aspects.



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welcome to

Foxton Road, Hoddesdon

- Three Well Proportioned Bedroom
- Bright Living Room & Dining Room
- Kitchen
- First Floor Shower Room
- Off Street Parking
- Garage
- Summerhouse
- No Chain

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£425,000



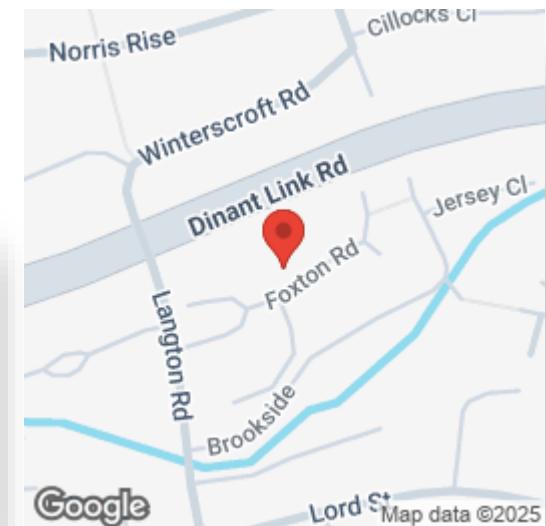
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Property Ref:
HSD112560 - 0003

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.



Please note the marker reflects the postcode not the actual property

 william h brown



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