



**Winterscroft Road, Hoddesdon EN11 8RJ**



**welcome to**

**Winterscroft Road, Hoddesdon**

WILLIAM H BROWN are delighted to offer for sale this well presented THREE BEDROOM TERRACED FAMILY HOME with TUNNEL SIDE ACCESS, LUXURY UPSTAIRS SHOWER/BATHROOM and GROUND FLOOR CLOAKROOM located within this popular development. Early viewing is highly recommended.



## **Accommodation Comprises Entrance Hall**

Door to lounge, storage cupboard and door to:

### **Groundfloor Cloakroom**

Low flush wc, sink unit with vanity below, heated towel rail, window to front aspect, tiled walls, LVT flooring.

### **Lounge**

17' 5" max x 14' 4" max ( 5.31m max x 4.37m max )  
Electric fireplace, bow window to front aspect, radiator, wall light points, door to lobby, door to kitchen/breakfast room.

### **Kitchen / Breakfast Room**

17' 9" x 9' 2" ( 5.41m x 2.79m )  
With a range of wall cupboards, display units, ample work surfaces with cupboards and drawers under, space for cooker, stainless steel sink unit, space for fridge freezer, understairs storage cupboard, window and doors leading to the conservatory. LVT flooring.

### **Conservatory**

Fully double glazed with doors to rear garden.

### **First Floor Landing**

Inner lobby with stairs to first floor, window, radiator.

### **Landing**

Loft access, storage cupboards, door to:

### **Bedroom 1**

14' 4" max x 12' 9" max ( 4.37m max x 3.89m max )  
Window to front aspect, power points, storage cupboard, radiator, built in wardrobes.

### **Bedroom 2**

11' 2" x 9' 7" max ( 3.40m x 2.92m max )  
Window to rear aspect, power points, storage cupboard.

### **Bedroom 3**

10' 11" x 6' 4" ( 3.33m x 1.93m )  
Window to rear aspect, radiator, power points.

## **Luxury Bath / Shower Room**

A panelled bath with shower attachment, low flush wc, sink unit, fully tiled shower cubicle, chrome heated towel rail, window to front aspect.

### **Rear Garden**

Landscaped rear garden with crazy paving, various flower borders, storage to the rear. Brick built sheds and side gate to tunnel side access.

### **Front Garden**

Path and flower borders to each side.



***view this property online*** [williamhbrown.co.uk/Property/HSD112653](http://williamhbrown.co.uk/Property/HSD112653)



welcome to

## Winterscroft Road, Hoddesdon

- Beautifully Maintained Family Home with Tunnel Side Access
- Three Well Proportioned Bedrooms
- Luxury Family Bathroom/Shower Room
- Ground Floor Cloakroom
- Conservatory
- Landscaped Rear Garden
- Within Easy Access to Local Amenities, Green Spaces & Town Centre

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

**£410,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HSD112653](https://williamhbrown.co.uk/Property/HSD112653)



Property Ref:  
HSD112653 - 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.



william h brown



**01992 464001**



[Hoddesdon@williamhbrown.co.uk](mailto:Hoddesdon@williamhbrown.co.uk)



41 High Street, HODDESDON, Hertfordshire,  
EN11 8TD



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**