



Tregelles Road, Hoddesdon EN11 9HR

welcome to

Tregelles Road, Hoddesdon

WILLIAM H BROWN are delighted to offer to market this well presented three bedroom semi detached house ideal for first time buyers, families or investors. The home boasts a bright and spacious layout, complemented by a generous southwest facing rear garden and being offered with no onward chain.



Accommodation Comprises

Main front door leading to

Entrance Hall

Laminate flooring, stairs to first floor, radiator, door to lounge and kitchen.

Lounge / Dining Room

Double glazed bay window to front aspect, power points, radiator, laminate flooring, tv point. DINING AREA double glazed doors to rear garden.

Kitchen

Fitted with a modern range of wall cupboards, ample work surfaces with cupboards and drawers under, hob, oven, sink unit, plumbing for washing machine, door to lobby, door to side aspect leading to rear garden, door to ground floor cloakroom. Window to rear aspect.

Ground Floor Cloakroom

Low flush wc, sink unit, double glazed window.

First Floor Landing

Access to loft and doors to all bedrooms.

Bedroom 1

Two double glazed windows to rear aspect, power points, radiator, laminate flooring,

Bedroom 2

Two double glazed windows to front aspect, power points, radiator, laminate flooring.

Bedroom 3

Double glazed window to front aspect, power points, radiator, storage cupboard.

Bathroom

Rear Garden

South west facing rear garden with lawned and paved area, fenced boundaries, 2 x brick built sheds, side gate.

Front Garden

Off street parking.



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welcome to

Tregelles Road, Hoddesdon

- Spacious Semi Detached Family Home
- Three Bedrooms & First Floor Shower Room
- Lounge/Dining Room
- Ground Floor Cloakroom
- Well Proportioned Kitchen
- South West Facing Rear Garden
- Off Street Parking
- No Chain

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

£440,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HSD112695 - 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