



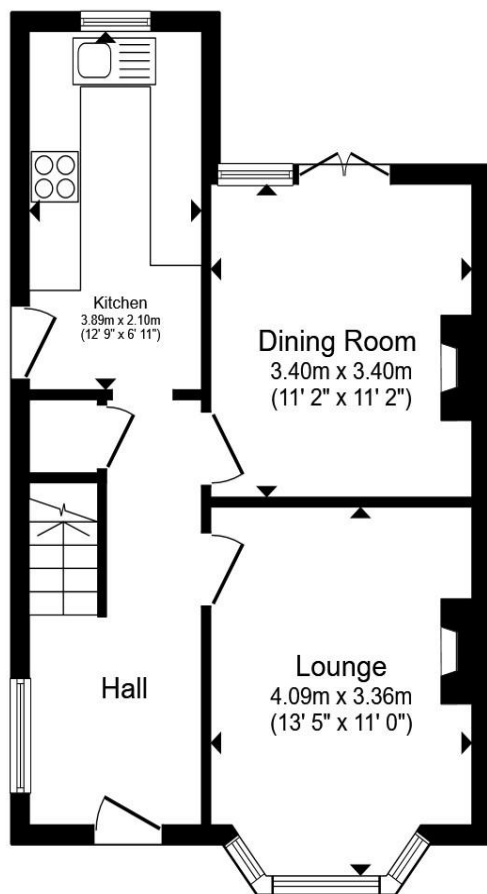
Whitley Road, Hoddesdon EN11 0PT

welcome to

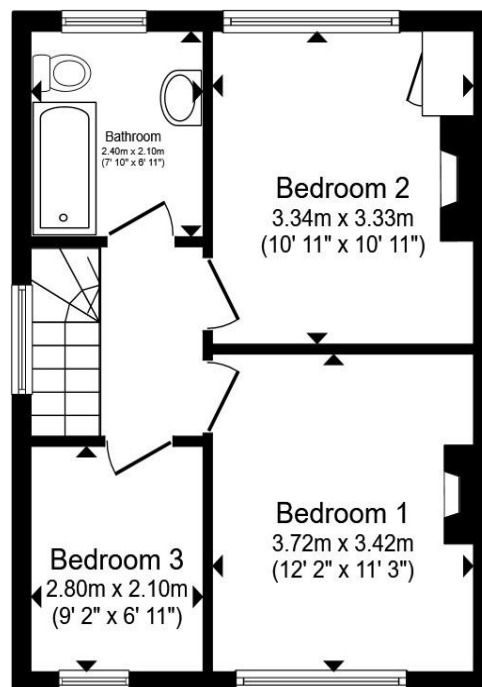
Whitley Road, Hoddesdon

William H Brown are delighted to offer for sale this well presented 1930s DETACHED family house with LOUNGE and SEPARATE DINING ROOM, REFITTED BATHROOM. SOUTH FACING REAR GARDEN, PRIVATE PARKING to front and being offered with NO UPWARD CHAIN.





Ground Floor



First Floor

Total floor area 76.1 m² (819 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Accommodation Comprises

Entrance Hall

Laminate flooring, stairs to first floor, window to side aspect, doors to lounge, diner and kitchen.

Lounge

Bay window to front aspect, laminate flooring, radiator, tv points, power points, fireplace.

Dining Room

Doors to rear garden, power points, radiator, laminate flooring, fireplace.

Kitchen

A range of wall and base units with ample work surfaces, cooker, oven and extractor fan, plumbing for washing machine, window to rear aspect, door to side aspect leading to the rear garden.

First Floor Landing

Window to side aspect, doors to bedrooms and bathroom.

Bedroom 1

Window to front aspect, power points, tv point, radiator, storage cupboard, fireplace.

Bedroom 2

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

Bedroom 3

Window to front aspect, power points, radiator.

Bathroom

A panelled bath with shower attachment and screen, low flush wc, sink unit with vanity below, heated towel radiator, window to rear aspect.

Rear Garden

South facing rear garden with paved area, lawned area and fenced boundaries.

Front Garden

Off street parking.

welcome to

Whitley Road, Hoddesdon

- Three Bedroom 1930's Character Property
- Modern Kitchen & Bathroom Suite
- Lounge and Separate Dining Room
- South Facing Rear Garden
- Off Street Parking to Front
- Within Proximity of Local Amenities, Schooling and Bus Services
- Walking Distance to Rye House Railway Station
- NO CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£445,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HSD112755



Property Ref:
HSD112755 - 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.



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