



Burford Mews, Hoddesdon EN11 8HQ

welcome to

Burford Mews, Hoddesdon

WILLIAM H BROWN are pleased to offer for sale this UNIQUE ONE BEDROOM END OF TERRACE HOUSE with ALLOCATED PARKING, conveniently situated within walking distance to Hoddesdon's vibrant town centre, being offered with NO UPWARD CHAIN.



Accommodation Comprises

Main front door leading to:

Entrance Hall

Stairs to first floor, meter cupboard, boiler cupboard, door to bathroom and door to bedroom.

Bedroom 1

17' 4" max x 8' 9" max (5.28m max x 2.67m max)

Window, power points, radiator.

Refitted Bathroom

A luxury refitted bathroom comprising of a panelled bath with shower attachment, low flush WC, sink unit, beautifully tiled walls and floor, plumbing for washing machine, spot lights, heated towel rail, airing cupboard.

First Floor Landing

Velux window.

Open Plan Lounge / Kitchen

15' 10" x 10' 11" (4.83m x 3.33m)

Loft access. Kitchen area with a range of wall cupboards, work tops with cupboards and drawers under, space for upright fridge freezer, space for cooker, extractor fan, window, radiator, tv point, power points.

Study

8' 10" x 6' 1" (2.69m x 1.85m)

Window, radiator, power points.

Exterior

Allocated parking.



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welcome to

Burford Mews, Hoddesdon

- Unique End of Terrace House
- One Bedroom
- Open Plan Lounge/Kitchen
- Study
- Luxury Bathroom
- Allocated Parking
- No Chain
- Walking Distance to Town Centre

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

£240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HSD112614 - 0007

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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