



**Hamilton Avenue, Hoddesdon EN11 9EH**

**welcome to**

**Hamilton Avenue, Hoddesdon**

WILLIAM H BROWN are pleased to offer for sale this exceptionally well presented bay fronted 1930's style family home with stunning views over private green, OFF STREET PARKING, GARAGE and SOUTH FACING REAR GARDEN, located within this popular location and within proximity of local amenities.



## **Accommodation Comprises**

Main front door leading to:

### **Entrance Door**

Engineered oak flooring, window to side aspect, vertical radiator, stairs to first floor, door to lounge, door to open plan kitchen/dining area.

### **Lounge**

Bay window to front aspect, vertical radiator, spot lights, tv point, power points.

### **Kitchen / Dining Area**

KITCHEN: Modern fitted wall and base units with ample work surfaces, built in hob, oven and extractor fan, built in microwave, sink unit, integrated fridge freezer, dishwasher and washing machine. Breakfast bar, tiled flooring. Window and doors leading to rear garden.

DINING AREA: Engineered oak flooring, door to storage cupboard, door to ground floor cloakroom. Two x vertical radiators, spot lights,

### **Ground Floor Cloakroom**

Low flush wc, sink unit, tiled flooring, spot lights, extractor fan.

### **First Floor Landing**

Window to side aspect, loft access, spot lights. Door to:

### **Master Bedroom**

Bay window to front aspect, radiator, power points, spot lights.

### **Bedroom 2**

Window to rear aspect, power points, radiator.

### **Bedroom 3**

Window to front aspect, power points, radiator.

## **Family Bathroom**

A modern suite comprising of a panel enclosed bath with shower attachment, sink unit with vanity below, low flush wc, chrome heated towel rail, tiled flooring, partly tiled walls, window to rear aspect.

### **Rear Garden**

Paved patio, fenced boundaries, flower borders, lawned area. Garden shed and covered seating area.

### **Garage**

Light and power connected, door to side aspect.

### **Front Garden**

Off street parking.



**view this property online** [williamhbrown.co.uk/Property/HSD112857](http://williamhbrown.co.uk/Property/HSD112857)



welcome to

## Hamilton Avenue, Hoddesdon

- Beautifully Presented Three Bedroom Semi Detached Home
- Well Equipped & Spacious Kitchen/Dining Area
- Bright & Spacious Lounge
- Ground Floor Cloakroom & First Floor Luxury Bathroom
- Spectacular South Facing Rear Garden
- Garage
- Off Street Parking
- Within Proximity of Local Amenities & Reputable Schools

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: D

**£525,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HSD112857](https://www.williamhbrown.co.uk/Property/HSD112857)



Property Ref:  
HSD112857 - 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**



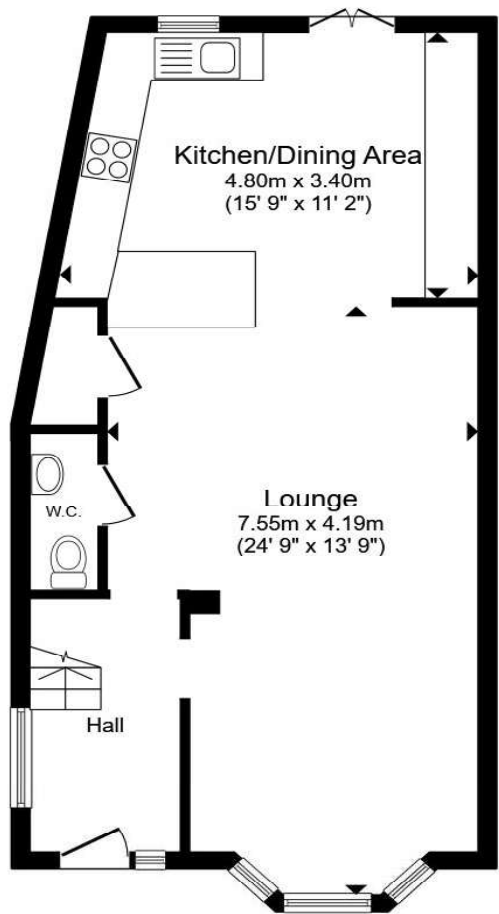
[Hoddesdon@williamhbrown.co.uk](mailto:Hoddesdon@williamhbrown.co.uk)



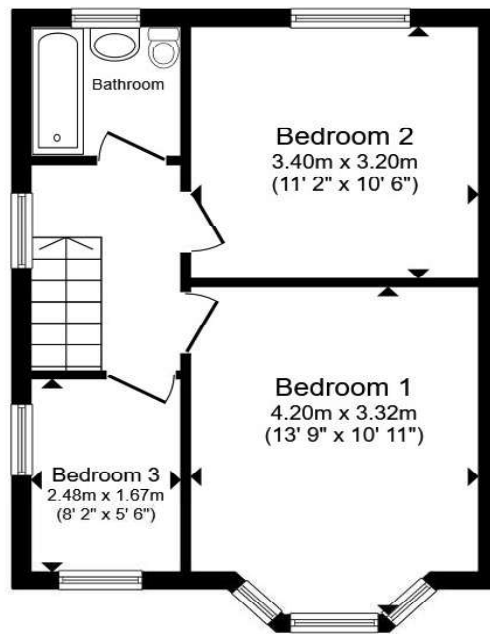
41 High Street, HODDESDON, Hertfordshire,  
EN11 8TD



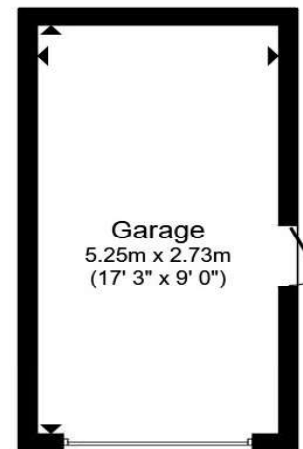
[williamhbrown.co.uk](https://www.williamhbrown.co.uk)



**Ground Floor**



**First Floor**



**Garage**

Total floor area 102.5 m<sup>2</sup> (1,104 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](http://www.propertybox.io)