



Rose Vale, Hoddesdon EN11 8NR

welcome to

Rose Vale, Hoddesdon

WILLIAM H BROWN are pleased to offer this end of terrace THREE BEDROOM VICTORIAN TOWN HOUSE, in need of modernisation, boasting magnificent potential for improvements (STPP). Benefits include a GARAGE to rear with additional parking, conveniently located within easy reach of the town centre.





Total floor area 124.5 m² (1,340 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.focalagent.com

Accommodation Comprises

Lounge

10' 3" x 12' 11" max (3.12m x 3.94m max)

Dining Room

10' 4" x 12' 11" (3.15m x 3.94m)

Kitchen

6' 3" max x 11' 3" (1.91m max x 3.43m)

Lobby

Bathroom

First Floor Landing

Bedroom 1

12' 11" x 10' 8" (3.94m x 3.25m)

Bedroom 2

10' 11" x 12' 11" (3.33m x 3.94m)

Upper Floor

Bedroom 3

10' 9" max x 12' 8" (3.28m max x 3.86m)

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Rear Garden

Garage

32' 8" x 8' 11" (9.96m x 2.72m)

Front Garden

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Rose Vale, Hoddesdon

- Three Bedroom Victorian Town House
- Sought After & Convenient Location
- Immense Potential for Modernisation & Personalisation
- Garage
- Spacious Living Areas
- Chain Free

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

offers in excess of

£450,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HSD112065



Property Ref:
HSD112065 - 0009

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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