



College Road, Hoddesdon EN11 9DN

welcome to

College Road, Hoddesdon

WILLIAM H BROWN are delighted to bring to the market this stunning, original 1930's three bedroom semi detached residence on the prestigious College Road. Boasting three double bedrooms, two reception rooms, a newly renovated kitchen and bathroom, parking for multiple vehicles, garage and cellar.



Accommodation Comprises

Main oak front entrance door leading to:

Entrance Lobby

Door to large understairs storage cupboard, double doors leading to:

Impressive Entrance Hall

Stairs to first floor, door to ground floor cloakroom, kitchen/breakfast room, dining room and family lounge.

Ground Floor Cloakroom

Low flush WC, sink with vanity below, partly tiled walls, window to side aspect.

Family Lounge

16' 6" max into bay x 12' 5" (5.03m max into bay x 3.78m)
Oriel bay window to rear aspect, radiator, power points, tv point, gas fire, door to side aspect leading to patio.

Dining Room

15' 6" x 11' 11" max (4.72m x 3.63m max)
Window to front aspect, double doors leading to garden, cast iron fireplace, picture rail, wall light points.

Kitchen / Breakfast Area

22' x 12' 1" max narrowing to 8' 4" (6.71m x 3.68m max narrowing to 2.54m)
Bespoke kitchen less than two years old. Fitted with a range of wall cupboards, ample work tops with cupboards and drawers under, sink unit, integrated dishwasher, built in oven and microwave, feature five ring gas hob with extractor fan, windows to side, rear and front aspects, Radiator, spot lights, integrated fridge and freezer, laminate flooring, door to external porch to side aspect. Access to cellar.

First Floor Landing

Window to front and side aspects, loft access, door to:

Bedroom 1

18' 4" max into Oriel bay x 12' 6" (5.59m max into Oriel bay x 3.81m)
Feature Oriel bay window to rear aspect, power points, radiator, walk in shower cubicle.

Bedroom 2

14' 6" max x 9' 5" (4.42m max x 2.87m)
Window to side aspect, power points, vaulted ceiling.

Family Bathroom

Comprising of a bath with shower unit, sink unit with vanity below, window to front aspect.

Separate W C

Low flush wc, corner sink unit with vanity below, partly tiled, window.

Bedroom 3

15' 11" x 11' 11" (4.85m x 3.63m)
Window to rear aspects, radiator, power points, feature cast iron fireplace.

Rear Garden

Comprising of a paved area, lawned area, flower borders. Feature raised fish pond. Storage facility.

Detached Garage

30' 5" x 8' 7" (9.27m x 2.62m)
Up and over door, light and power connected,

Front Garden

Block paving, lawned area, mature flower borders. Ample off street parking for multiple vehicles.



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welcome to

College Road, Hoddesdon

- Stunning Original 1930's Family Residence
- Beautifully Maintained Throughout
- Impressive Entrance Hall
- Ground Floor Cloakroom
- Three Good Sized Bedrooms
- Detached Garage
- Private Rear Garden & Private Driveway
- Sought after Location

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in excess of

£835,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HSD112224 - 0004

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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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