



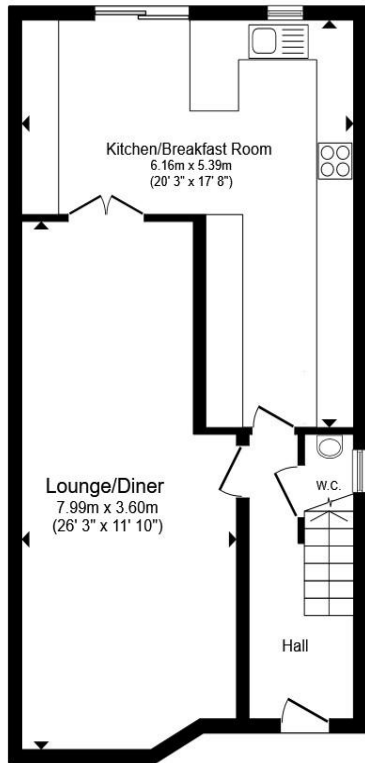
Manor Road, Hoddesdon EN11 9EB

welcome to

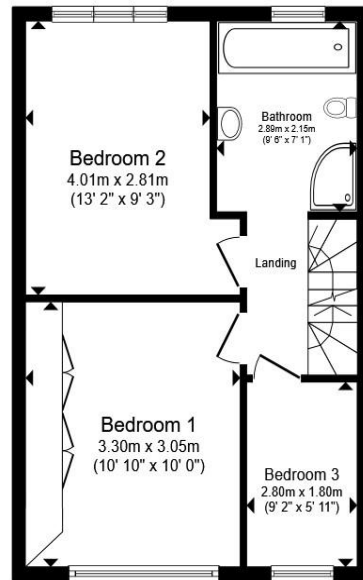
Manor Road, Hoddesdon

WILLIAM H BROWN are delighted to offer for sale this beautifully presented THREE BEDROOM SEMI DETACHED family home, benefiting from an impressive EXTENDED KITCHEN/BREAKFAST ROOM, GROUND FLOOR CLOAKROOM, 2 GARAGES TO REAR WITH REAR VEHICULAR ACCESS and OFF STREET PARKING to front. Viewing recommended

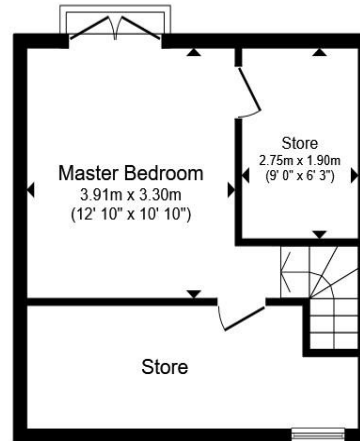




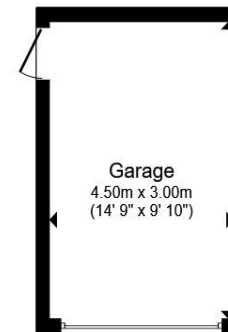
Ground Floor



First Floor



Second Floor



Garage

Total floor area 147.2 m² (1,584 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

Ground Floor Cloakroom

Lounge / Diner

Kitchen / Breakfast Room

Utility Area

First Floor Landing

Bedroom 1

Bedroom 2

Bedroom 3

Family Bathroom

Converted Loft Space

Master Bedroom

Rear Garden

Front Garden

Agents Note

Please note that the loft conversion is currently unfinished and has not yet been completed. Any images, floor plans, room measurements, or descriptions relating to the loft space are provided for guidance only. Prospective purchasers should satisfy themselves as to the current stage of works and any necessary building regulation approvals or completion requirements. The vendor advises that the conversion remains a work in progress.

welcome to

Manor Road, Hoddesdon

- Three bedroom semi detached family home
- Extended kitchen/breakfast room
- Juliet balcony to master bedroom
- Spacious lounge
- Modern family bathroom & ground floor wc
- Beautifully maintained private rear garden
- Two garages with rear vehicular access
- Off street parking
- There is an existing Right of Way at the rear of the property. Your conveyancer can take the necessary steps to advise.

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

£500,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HSD113206



Property Ref:
HSD113206 - 0005

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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