



Old Highway, Hoddesdon EN11 0NS

welcome to

Old Highway, Hoddesdon

William H Brown are delighted to present this spacious and beautifully maintained four-bedroom semi-detached family home, thoughtfully arranged over three floors. Situated in a highly convenient location, the property benefits from easy access to a range of amenities, schools and railway station.



Accommodation Comprises

Main front door leading to:

Entrance Lobby

Windows to side aspect, door to through lounge/dining room.

Through Lounge / Dining Room

Laminate flooring, stairs to first floor, radiator, window to front aspect, door to:

Kitchen

With a range of wall cupboards, ample work tops with cupboards and drawers under, fitted hob, oven, extractor fan, sink unit, space for dishwasher, washing machine and dishwasher, power points, window to rear aspect, door to:

Lean To

Door to rear aspect.

First Floor Landing

Stairs to loft conversion. Door to family bathroom.

Family Bathroom

Comprising a panelled bath, two sink units with vanity below, low flush wc, partly tiled walls, window to rear aspect, heated towel rail,

Bedroom 1

Window to front aspect, power points, radiator.

Bedroom 2

Window to rear aspect, vertical radiator, power points, air conditioning unit.

Second Floor Landing

Window to side aspect, door to:

Bedroom 3

Window to side aspect, power points, radiator, air conditioning unit.

Shower Room

Fully tiled shower cubicle, low flush wc, sink unit with vanity below, heated chrome towel rail, skylight window.

Bedroom 4

Skylight window, air conditioning unit, power points.

Front Garden

Paved with brick retaining wall,

Rear Garden

Paved area, lawned area, fenced boundaries. Shed to the far rear providing storage.

Agents Note

Vendors are in the process of obtaining a new EPC.



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welcome to

Old Highway, Hoddesdon

- Four bedroom semi detached family home
- Arranged over three spacious floors
- Well presented throughout
- Modern fitted kitchen/dining area
- Family bathroom and shower room
- Family bathroom and shower room
- Private rear garden
- Within easy reach of local amenities including schools & railway station

Tenure: Freehold EPC Rating: E

Council Tax Band: D

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HSD112908 - 0006

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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