



Stanstead Road, Hoddesdon EN11 0RP

welcome to

Stanstead Road, Hoddesdon

WILLIAM H BROWN are delighted to offer to market this EXTENDED THREE BEDROOM END OF TERRACE home conveniently located within walking distance of local shops, schools and excellent transport links. The property benefits from a garage to rear with parking and an internal viewing is recommended.



Accommodation Comprises

Main front door leading to:

Entrance Hall

Stairs to first floor, radiator, door to lounge.

Lounge

Window to front aspect, power point, tv point, radiator, gas fire, understairs storage cupboard, door to:

Dining Room

Window to side aspect, power points, radiator, through to:

Kitchen

With a range of wall units, ample work surfaces, cupboards and drawers under, sink unit, plumbing for washing machine, built in oven, hob and extractor fan, washing machine, sink unit, window and door to rear garden,

First Floor Landing

Loft access, airing cupboard, door to:

Bedroom 1

Window to rear aspect, power points, built in wardrobe, radiator.

Bedroom 2

Window to front aspect, power points, radiator.

Bedroom 3

Window to front aspect, power points, radiator.

Bathroom

Comprising of a panelled bath with wall mounted shower, low flush wc, sink unit, radiator,

Rear Garden

Southwest facing garden with lawned and patio area, flower borders, fenced boundaries, garden shed, rear gate leading to garage.

Front Garden

Lawn and mature hedging.



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welcome to

Stanstead Road, Hoddesdon

- Extended Three Bedroom End of Terrace Home
- Garage to Rear
- Private Rear Garden with Rear Access
- Spacious Lounge & Separate Dining Room
- Well Appointed Kitchen
- Family Bathroom
- Walking Distance to Local Amenities & Reputable Schools
- Ideal for First Time Buyers & Investors Alike

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HSD112887 - 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.



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