



Cheffins Road, Hoddesdon EN11 9AS

welcome to

Cheffins Road, Hoddesdon

WILLIAM H BROWN are delighted to offer for sale this immaculately presented FOUR BEDROOM SEMI DETACHED family home located in sought after Hoddesdon location. The property benefits from a well-maintained rear garden, GARAGE and OFF STREET PARKING to front.



Accommodation Comprises

Feature front door with matching side light, leading to:

Impressive Entrance Hall

Stairs to upper floor, column style radiator, glass doors leading to the kitchen, doors leading to lounge/dining room.

Lounge

15' 7" x 11' 9" (4.75m x 3.58m)

Feature fireplace, window to front aspect, laminate flooring, radiator, power points, spot lights to ceiling. Through to:

Kitchen / Breakfast Area

18' x 11' 7" (5.49m x 3.53m)

KITCHEN AREA with a range of wall units with ample work surfaces, cupboards and drawers under, slim dishwasher, stainless steel sink unit, Induction hob and extractor fan, built in microwave duo and steam oven, laminate flooring, understairs storage cupboard, glass door leading to utility room, spot lights to ceiling and through to:

Dining Room

10' 1" x 8' 6" (3.07m x 2.59m)

Window to rear aspect, doors leading to rear garden, laminate flooring, spot lights to ceiling, radiator.

Utility Room

Laminate flooring, plumbing for washing machine, wall mounted boiler, wall cupboard, space for American style fridge freezer, washing machine, door to rear aspect. Door to:

Ground Floor Shower Room

Fully tiled shower cubicle, wall hung sink unit, low flush WC, window, heated chrome towel rail, low voltage spot lights to ceiling, extractor fan.

First Floor Landing

Loft access, door to:

Bathroom

Comprising of a panelled bath, heated chrome towel rail, sink unit with vanity below, low flush WC, spot lights, coving to ceiling, window to rear aspect.

Bedroom 1

13' 1" x 9' 10" (3.99m x 3.00m)

Two windows to front aspect, radiator, power points, built in wardrobe.

Bedroom 2

12' 2" max x 12' 10" (3.71m max x 3.91m)

Window to front aspect, radiator, power points, built in wardrobes.

Bedroom 3

12' 1" max x 10' 5" max (3.68m max x 3.17m max)

Airing cupboard, window to rear aspect. radiator, power points.

Bedroom 4

4' 11" x 11' 9" (1.50m x 3.58m)

Window to rear aspect, power points, radiator, coving to ceiling.

Rear Garden

Decked area, lawned area, flower borders, fenced boundaries, outside light and water.

Front Garden

Off street parking.

Garage

17' 11" x 6' 5" (5.46m x 1.96m)

Electric roller door, light and power connected.



view this property online williamhbrown.co.uk/Property/HSD111540



welcome to

Cheffins Road, Hoddesdon

- Four Bedroom Semi Detached Home
- Beautifully Presented Throughout
- Utility Room & Ground Floor Shower Room
- Off Street Parking & Garage
- Sought After Location
- Within Reach of Local Shops & Schools
- Ideal Home for Growing Family
- Viewing Recommended

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in excess of

£600,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HSD111540



Property Ref:
HSD111540 - 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.



william h brown



01992 464001



Hoddesdon@williamhbrown.co.uk



41 High Street, HODDESDON, Hertfordshire,
EN11 8TD



williamhbrown.co.uk



Ground Floor



First Floor

Total floor area 123.1 m² (1,325 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