



**Hertford Road, Hoddesdon EN11 9JR**

**welcome to**

**Hertford Road, Hoddesdon**

WILLIAM H BROWN are delighted to offer to market this spacious EXTENDED 1930'S built THREE BEDROOM SEMI DETACHED family home, with features to include GROUND FLOOR CLOAKROOM, DINING/SITTING ROOM, GARAGE AND PARKING to rear. An early viewing is recommended.



## **Accommodation Comprises**

Main front door leading to:

### **Entrance Hall**

Stairs to first floor, storage cupboard, feature vertical cast iron radiator, ground floor cloakroom. Doors to lounge, door to utility room.

### **Ground Floor Cloakroom**

Low flush wc, sink unit, window to side aspect.

### **Lounge**

Bay window to front aspect, power points, radiator, cast iron fireplace, door to:

### **Modern Kitchen**

With a range of modern wall and base units, ample work surfaces with cupboards and drawers under, space for a Range cooker, extractor fan, built in Bosch microwave, sink unit, integrated fridge freezer, dishwasher. Through to

### **Dining / Sitting Room**

Feature radiator, sky lantern with spot lights, doors and window to rear aspect, door to utility room and door to large storage cupboard.

### **Utility Room**

With a range of wall cupboards, work tops, hob, oven and extractor fan, sink unit, plumbing for dishwasher, space for tumble dryer.

### **First Floor Landing**

Loft access, door to:

### **Bathroom**

Comprising a shower bath, wall mounted shower unit, tiled walls, chrome heated towel rail,

### **Separate W C**

Low flush WC, window.

### **Bedroom 1**

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

### **Bedroom 2**

Window to rear aspect, power points, radiator.

### **Bedroom 3**

Window to rear aspect, power points, radiator.

### **Rear Garden**

With a paved area, lawned area, flower borders, fenced boundaries. To the far rear of the property there is a garage and studio, further parking in front of garage. Side access to;

### **Front Garden**



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## Hertford Road, Hoddesdon

- Extended 1930's built semi detached family home
- Three well proportioned bedrooms
- Spacious dining/sitting room
- Ground floor cloakroom
- Extended living accommodation
- Extended living accommodation
- Kitchen & utility room
- Garage & Studio
- Parking to the rear

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: E

**£480,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HSD112731 - 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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