

Farm Lane,Hoddesdon EN11 0HD

william h brown

welcome to

Farm Lane,Hoddesdon

WILLIAM H BROWN are pleased to offer for sale this beautifully presented three-bedroom end-of-terrace family home featuring an extensive range of stunning features, ideally located within walking distance of well regarded schools and Rye House station making it ideal for families and commuters.













Accommodation Comprises
Main front door leading to:

Entrance Hall
Access to kitchen, ground floor cloakroom, storage cupboard.

Kitchen / Breakfast Room
16' 5" x 8' 2" (5.00m x 2.49m)
Superbly fitted with modern wall cupboards, ample work tops with cupboards and drawers under. Built in oven and microwave, hob and extractor fan, integrated appliances, sink unit, window to front aspect.

Lounge
22' 4" x 16' 5" (6.81m x 5.00m)
Window and doors to rear garden, stairs to first floor, storage cupboard.

Ground Floor Cloakroom
Low level wc, sink unit, window to front aspect.

First Floor Landing
Airing cupboard, doors to bedrooms and bathroom.

Bedroom 1
16' 5" x 10' 6" (5.00m x 3.20m)
Window to front aspect, radiator, power points, door to dressing room, door to:

En Suite Shower Room
Shower cubicle, sink unit, low flush wc, window to front aspect.

Bedroom 2
13' 7" x 8' 11" (4.14m x 2.72m)
Window to rear aspect, radiator, power points.

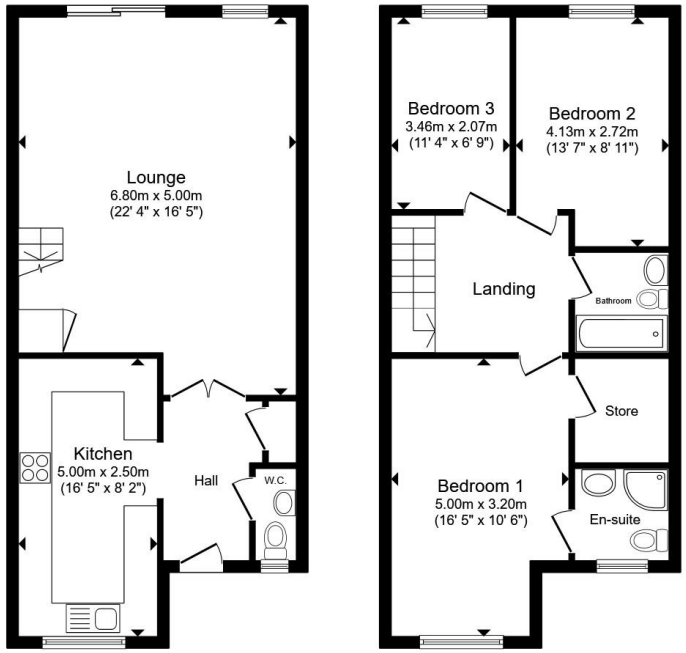
Bedroom 3
11' 4" x 6' 9" (3.45m x 2.06m)
Window to rear aspect, radiator, power points.

Family Bathroom
Comprising of a bath with shower attachment, low flush wc, sink unit.

Rear Garden
Artificial lawn, decked area, patio area to the far rear, fenced boundaries.

Front Garden
Off street parking Vehicle charging point.

Side Shed
Storage shed



Total floor area 104.5 m² (1,125 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

william h brown

view this property online williamhbrown.co.uk/Property/HSD113093

welcome to

Farm Lane, Hoddesdon

- Stunning three bedroom family home
- Immaculately presented throughout
- Luxurious principal suite with private en suite
- Contemporary family bathroom and convenient ground floor cloakroom
- Stylish modern fitted kitchen designed for family living
- Beautifully landscaped rear garden
- Side space with 16ft x 10ft shed
- Private driveway with electric vehicle charging point

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£475,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HSD113093

The Property Ombudsman

Property Ref:
HSD113093 - 0007

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.

william h brown

01992 464001

Hoddesdon@williamhbrown.co.uk

41 High Street, HODDESDON, Hertfordshire, EN11 8TD

williamhbrown.co.uk