



Ranworth Avenue, Hoddesdon EN11 9NT

welcome to

Ranworth Avenue, Hoddesdon

WILLIAM H BROWN are pleased to offer to for sale this DOUBLE STOREY EXTENDED FOUR BEDROOM (3 of which are DOUBLE BEDROOMS) family home, fully renovated including NEW KITCHEN and BATHROOM, OPEN PLAN LIVING and GARAGE located within this popular development.



Accommodation Comprises

Main front door leading to :

Entrance Hall

Oak flooring, radiator, door to study, door to garage.

Study

Window to front aspect, door to side aspect, power points, door to ground floor cloakroom.

Ground Floor Cloakroom

Low flush wc, sink unit, storage cupboard, plumbing for washing machine, window to side aspect.

Garage

Light and power connected, power points, up and over door.

Family Lounge

Oak flooring, stairs to first floor, understairs storage, radiator, tv point, power points, door to:

Kitchen / Dining Area

Kitchen Area: a range of wall and base units with ample Quartz work surfaces, built in double oven, microwave, space for fridge freezer, sink unit, integrated dishwasher. Feature centre island with hob, extractor fan, window to rear aspect, tiled floor.
Dining Area: with oak flooring, bi folding doors, power points.

First Floor Landing

Loft access, door to:

Master Bedroom

Window to rear aspect, power points, radiator.

Bedroom 2

Window to rear aspect, power points, radiator. Door to built in dressing room.

Bedroom 3

Window to front aspect, power points, radiator.

Bedroom 4

Window to front aspect, power points, radiator.

Bathroom

With a shower bath and shower unit, feature sink unit with vanity below, low flush WC, window to side aspect, tiled floor and tiled walls. Airing cupboard housing combination boiler.

Rear Garden

South facing garden with lawned area, outside water and lighting. Side access. Decked area to far rear.

Front Garden

Off street parking.

Garage

Outbuilding

With power connected.



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welcome to

Ranworth Avenue, Hoddesdon

- Outstanding double-storey extended four-bedroom family home
- Spacious and versatile accommodation on two floors
- Well proportioned bedrooms
- Study/home office
- Practical ground floor cloakroom
- Attractive south facing rear garden
- Off street parking & garage
- Cul de sac position

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

£575,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HSD112853](https://www.williamhbrown.co.uk/Property/HSD112853)



Property Ref:
HSD112853 - 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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