



Tunfield Road, Hoddesdon EN11 9LG

welcome to

Tunfield Road, Hoddesdon

WILLIAM H BROWN are delighted to offer for sale this well presented THREE BEDROOM FAMILY HOME boasting GROUND FLOOR CLOAKROOM, STUDY, SUPERBLY FITTED KITCHEN/DINING ROOM and OFF STREET PARKING. An early viewing is highly recommended.



Accommodation Comprises

Feature main front door leading to:

Entrance Lobby

Vertical radiator, vaulted ceiling with skylight window, door to study, door to ground floor cloakroom.

Ground Floor Cloakroom

WC, sink unit, tiled floor and walls, window.

Study

Tiled flooring, storing cupboard housing meters, vaulted ceiling with skylight window, feature wall. Underfloor heating.

Kitchen / Dining Room

A range of wall and base units with ample granite work surfaces with cupboards and drawers under, sink unit, plumbing for washing machine and dishwasher, understairs cupboard with space for fridge freezer, island with granite surface and hob, extractor fan and spot lights. Staircase with glass balustrade leading to first floor. Two windows to front aspect.

Lounge

Window and doors to rear aspect, power points, spot lights, laminate flooring, radiator.

First Floor Landing

Spot lights, doors to bedrooms and bathroom/shower room.

Bathroom

A tiled panel enclosed bath, sink unit with vanity below, wc, corner shower cubicle, tiled flooring, tiled walls, storage cupboard, window, spot lights.

Bedroom 1

Window to front aspect, power points, radiator.

Bedroom 2

Window to rear aspect, power points, built in wardrobe, coving to ceiling, spot lights.

Bedroom 3

Window to rear aspect, power points, radiator.

Rear Garden

Decked area, artificial lawned area, fenced boundaries.

Front Garden

Ample off street parking.

Agents Note

The house has CCTV system installed.



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welcome to

Tunfield Road, Hoddesdon

- Three Bedroom Family Home
- Well Presented Throughout
- Ground Floor Cloakroom
- Separate Study/Home Office
- Spacious Kitchen/Dining Room
- Ideal for Family Living and Entertaining
- Off Street Parking
- Within Proximity of Local Amenities, Schools & Town Centre

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

£450,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HSD112858](https://www.williamhbrown.co.uk/Property/HSD112858)



Property Ref:
HSD112858 - 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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