



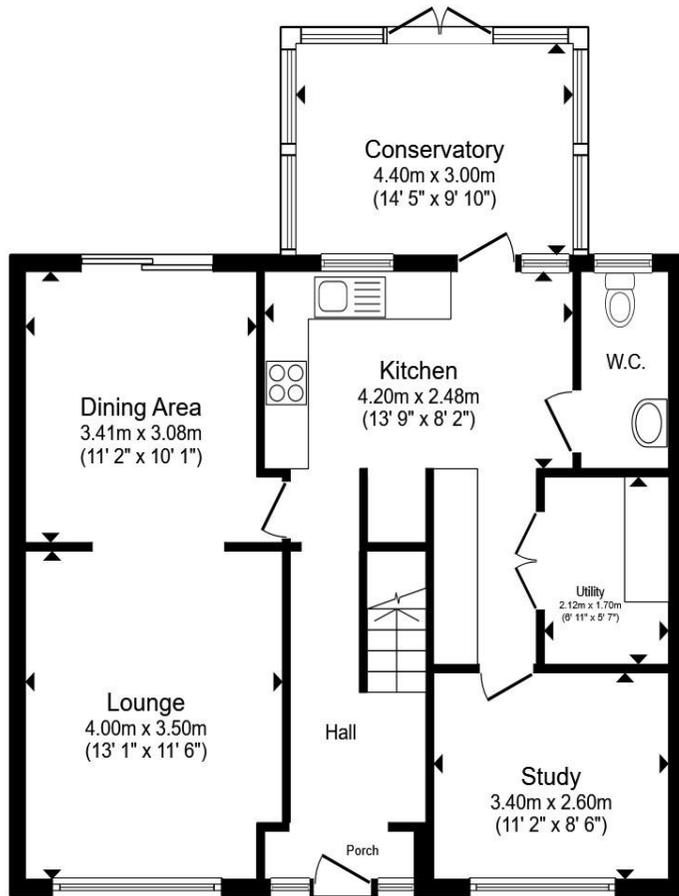
Whittingstall Road, HODDESDON EN11 0LJ

welcome to

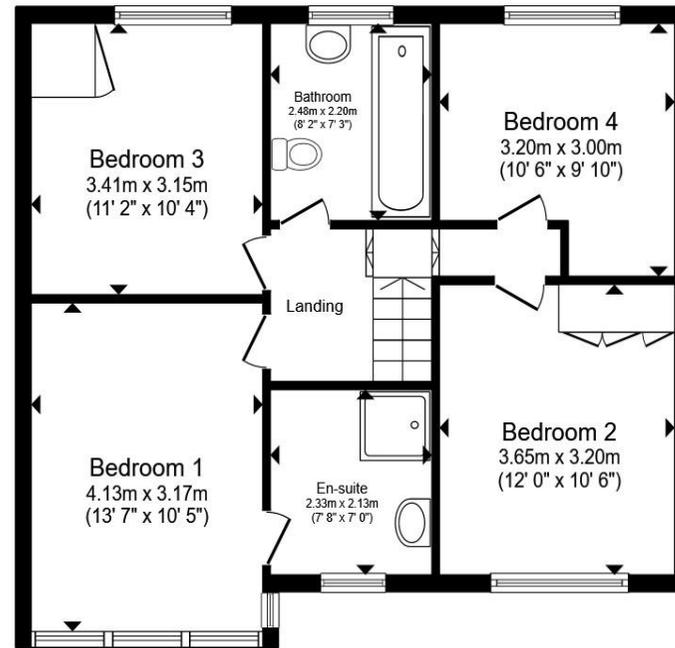
Whittingstall Road, HODDESDON

WILLIAM H BROWN are delighted to offer for sale this SPACIOUS FOUR BEDROOM DOUBLE STOREY EXTENDED, SEMI DETACHED family home with AMPLE OFF STREET PARKING and being offered with NO ONWARD CHAIN. Further benefits include being within just under a mile walk to Rye House railway station.





Ground Floor



First Floor

Total floor area 140.5 m² (1,512 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



Accommodation Comprises

Entrance Hall

Stairs to first floor, door to lounge/dining area.

Lounge Area

Window to front aspect, power points, oak flooring, radiator.

Dining Area

Doors leading to the rear garden, radiator, power points, oak flooring.

L Shaped Kitchen

With a range of modern wall cupboards, ample work surfaces with cupboards and drawers under, space for cooker and dishwasher. Sink unit, window to rear aspect. Breakfast bar with storage below. Doors to study, utility room, cloakroom and conservatory.

Study

Window to front aspect, radiator, power points, oak flooring.

Utility Room

Space and plumbing for washing machine and tumble dryer.

Ground Floor Cloakroom

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

Conservatory

Windows and doors leading to rear aspect, power points.

First Floor Landing

Bedroom 1

Window to front aspect, power points, radiator, fitted wardrobe. Door to:

En Suite Shower Room

Fully tiled shower cubicle, low flush WC, sink unit with vanity below, heated chrome towel rail, window to front aspect.

Bedroom 2

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

Bedroom 3

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

Bedroom 4

Window to rear aspect, power points, radiator.

Bathroom

A panelled bath, sink unit with vanity below, low level flush WC, window to rear aspect, heated chrome towel rail.

Rear Garden

Paved and lawned area, fenced boundaries.

Front Garden

Off street parking.

welcome to

Whittingstall Road, HODDESDON

- Double Storey Extended Semi Detached Family Home
- En Suite to Master Bedroom
- Four Well Proportioned Bedrooms
- Family Bathroom & Ground Floor Cloakroom
- Study & Utility Room
- Conservatory
- Well Proportioned Rear Garden & Ample Off-Street Parking
- No Onward Chain

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

£595,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HSD112727](https://www.williamhbrown.co.uk/Property/HSD112727)



Property Ref:
HSD112727 - 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](https://www.williamhbrown.co.uk)