



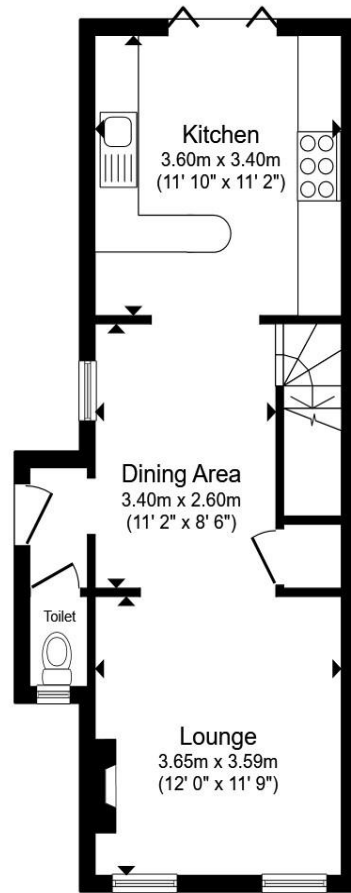
Haward Road, Hoddesdon EN11 0LU

welcome to

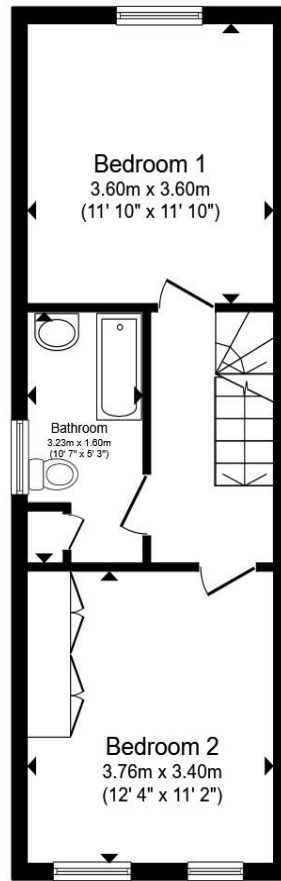
Haward Road, Hoddlesdon

WILLIAM H BROWN are thrilled to offer for sale this immaculately presented THREE BEDROOM END OF TERRACE VICTORIAN family residence, arranged on 3 levels. Features include a GROUND FLOOR CLOAKROOM, a spectacular KITCHEN/BREAKFAST ROOM, REFITTED BATHROOM and PARKING TO REAR.

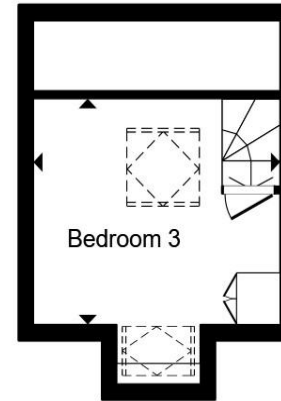




Ground Floor



First Floor



Second Floor

Total floor area 87.0 m² (936 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 Lobby

Sliding doors to lounge/dining area and door to ground floor cloakroom.

Cloakroom

Low flush WC, sink unit, radiator, window.

Lounge / Dining Area

LOUNGE AREA: 2 x windows to front aspect, feature fireplace, power points, tv point, radiator. Oak flooring.

DINING AREA: Stairs to first floor with storage under, column style radiator, Oak flooring. Sliding doors leading to:

Kitchen / Breakfast Area

Superbly fitted with a range of modern wall cupboards, ample work surfaces, Butler style sink, cupboards and drawers under, built in oven, hob and extractor fan, integrated dishwasher, fridge freezer and washing machine, Bifold doors leading to the rear garden.

First Floor Landing

Access to Loft/Bedroom 3 and door to:

Bedroom 1

Window to rear aspect, power points, radiator.

Bedroom 2

2 x windows to front aspect, power points, fitted wardrobes, 2 x radiators.

Luxury Family Bathroom

Comprising of a tiled panel bath, wall mounted shower unit and screen, sink unit with vanity below, low flush wc, column style heated towel rail, storage cupboard housing boiler, window.

Bedroom 3 / Loft Space

Fitted cupboard/wardrobe, power points, velux window, access to loft space.

Exterior

Rear Garden

A beautifully landscaped rear garden, paved area, raised lawned area with flower borders,

Studio

Light and power connected. EV charger.

Front Garden

Shingled and brick retaining wall.

welcome to

Haward Road, Hoddesdon

- Stunning Three Bedroom Victorian End Terraced House
- Beautifully Designed with Luxury Cream Carpets fitted Throughout
- Modern Kitchen/Breakfast Area
- Spacious Lounge/Dining Area
- Ground Floor Cloakroom
- Three Well Proportioned Bedrooms
- Luxury Family Bathroom
- Landscaped Rear Garden & Parking to Rear

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

£465,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HSD112725



Property Ref:
HSD112725 - 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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