

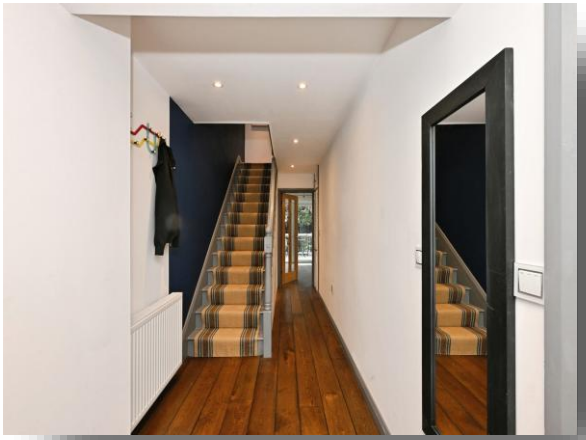
Glenester Close,Hoddesdon EN11 9LR

william h brown

welcome to

Glenester Close,Hoddesdon

WILLIAM H BROWN are delighted to offer for sale this immaculate THREE BEDROOM FAMILY HOME boasting a LUXURY CONTEMPORARY GROUND FLOOR SHOWER/ LAUNDRY ROOM, FIRST FLOOR LUXURY BATHROOM, PRIVATE SOUTH FACING REAR GARDEN, GARAGE EN BLOC ideally located within the popular Hundred Acre development.













Accommodation Comprises
Wide access main front door leading to:

Welcoming And Spacious Hall
Elegant staircase to first floor, bespoke built in storage cupboards, door to ground floor shower room, doors to lounge/diner.

Shower / Utility Room
A contemporary shower/utility room comprising of a walk in rainfall shower cubicle, wc, sink unit, steamless vanity mirror with shaver, window, attractively tiled, laundry cupboard housing washing machine and tumble dryer.

Lounge / Diner
Spacious and bright south facing lounge / diner with engineered oak flooring, two sets of large double glazed doors to rear garden providing stepfree access to decking, power points, Freeview TV aerial, Ethernet Cat 6 points. Door to kitchen

Kitchen / Breakfast Room
With wall and base units, ample work surfaces, Range cooker with extractor fan above, tiled flooring, power points, sink unit, window to front aspect along with two easy open skylights.

First Floor Landing
Bright landing with skylight and doors to three bedrooms, large storage cupboard housing vaillant combi boiler, and luxury family bathroom/shower room.

Bedroom 1
Double bedroom with window to rear aspect, built in sliding doors wardrobe, power points, Freeview TV aerial, Ethernet Cat 6 point, bespoke shutters, radiator.

Bedroom 2
Double bedroom with window to front aspect , power points, Freeview TV aerial, Ethernet Cat 6 point, bespoke shutters, radiator.

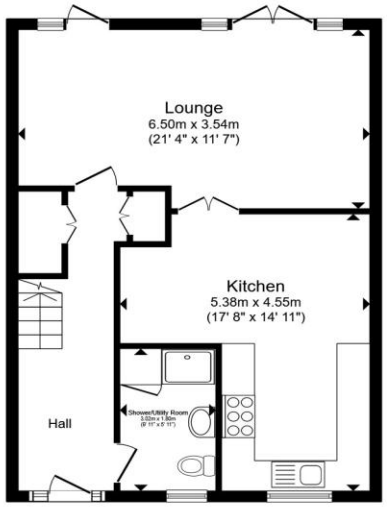
Bedroom 3
Single bedroom with window to rear aspect, power points, Freeview TV aerial, Ethernet Cat 6 point, bespoke shutters, radiator.

Luxury Bathroom / Shower Room
Comprising a walk in rainfall shower cubicle, feature freestanding bath, twin sink units, steamless vanity mirror with shaver, wc, attractively tiled, window to front aspect.

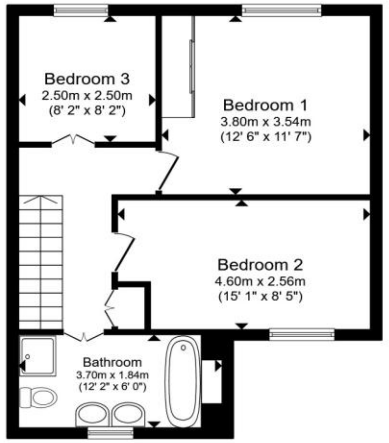
Rear Garden
South facing rear garden with level access composite decked area, lawned area, flower borders and raised bed, garden shed.

Front Garden
Paved with flower bed and ramp for step free pushchair and wheelchair access.

Garage En Bloc



Ground Floor



First Floor

Total floor area 105.2 m² (1,132 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

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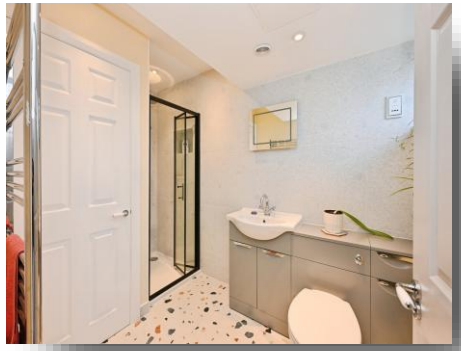
welcome to

Glenester Close, Hoddesdon

- CHAIN FREE Immaculate three bedroom family home
- Luxury ground floor shower/laundry room and first floor family bathroom
- Well appointed kitchen/breakfast room
- Bright and spacious lounge/diner
- Private south facing rear garden
- Front ramp for step free pushchair/wheel chair access & garage en bloc
- Quiet cul de sac location
- Walking distance to local amenities to include schools , bus routes and 1 mile from train station to London (Rye House)

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

£430,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HSD113190

The Property Ombudsman

Property Ref:
HSD113190 - 0010

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.

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