



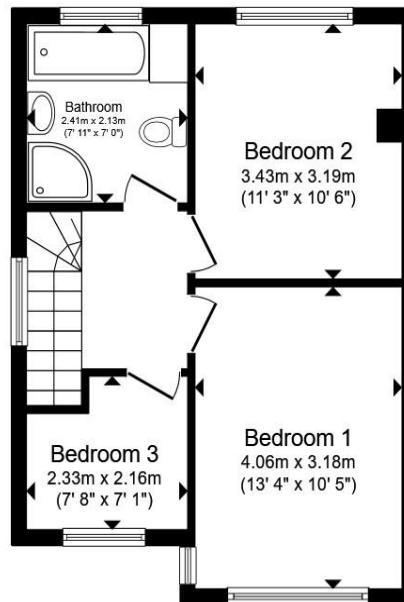
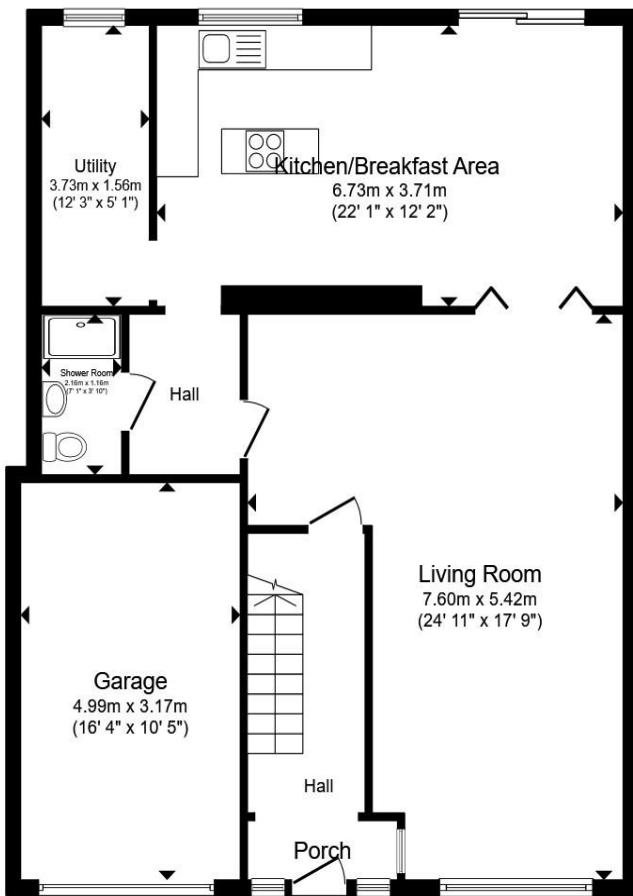
Whittingstall Road, Hoddesdon EN11 0LJ

welcome to

Whittingstall Road, Hoddesdon

WILLIAM H BROWN are delighted to offer for sale this spacious and tastefully decorated THREE BEDROOM SEMI DETACHED FAMILY HOME providing ample living space throughout and situated within easy walking distance to Rye House mainline station, local shops and good schools.





Total floor area 137.1 m² (1,476 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 Porch

With matching sidelights leading to:

Entrance Hall

Stairs to first floor, under stairs storage cupboard, access to living room.

Lobby

Access via kitchen, door to living room, door to ground floor shower room.

Ground Floor Shower Room

Low level flush WC, wash hand basin, shower unit, heated towel rail.

Utility Room

Window to rear aspect.

Living Room

Window to front aspect, gas fire, doors to kitchen.

Kitchen / Breakfast Area

Window to rear aspect, bifold doors leading to the rear garden, access to utility room and lobby. Fitted with wall and base units with work surfaces, floor to ceiling units, integrated fridge, double oven with gas hob and extractor fan, space for fridge freezer, washing machine, tumble dryer.

Integral Garage

Light and power connected.

First Floor Landing

Doors to bedrooms and bathroom, window to side aspect.

Bedroom 1

Bay window to front aspect, radiator, power points.

Bedroom 2

Window to rear aspect, power points, radiator.

Bedroom 3

Window to front aspect, radiator, power points.

Family Bathroom

Panel enclosed bath, corner shower unit, low flush WC, wash hand basin, window to rear aspect.

Rear Garden

A paved patio area, remainder laid to lawn, fenced boundaries.

Front Garden

Paved front garden providing off street parking.

welcome to

Whittingstall Road, Hoddesdon

- Three Bedroom Semi Detached Family Home
- Spacious Living Accommodation Throughout
- Ground Floor Shower Room & First Floor Family Bathroom
- Superbly Fitted Kitchen/Breakfast Area with Bi Fold Doors
- Utility Room
- Integral Garage
- Private Rear Garden & Off Street Parking
- Walking Distance to Rye House Station & Schooling

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£550,000



view this property online williamhbrown.co.uk/Property/HSD112748

Please note the marker reflects the postcode not the actual property



Property Ref:
HSD112748 - 0002

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



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