



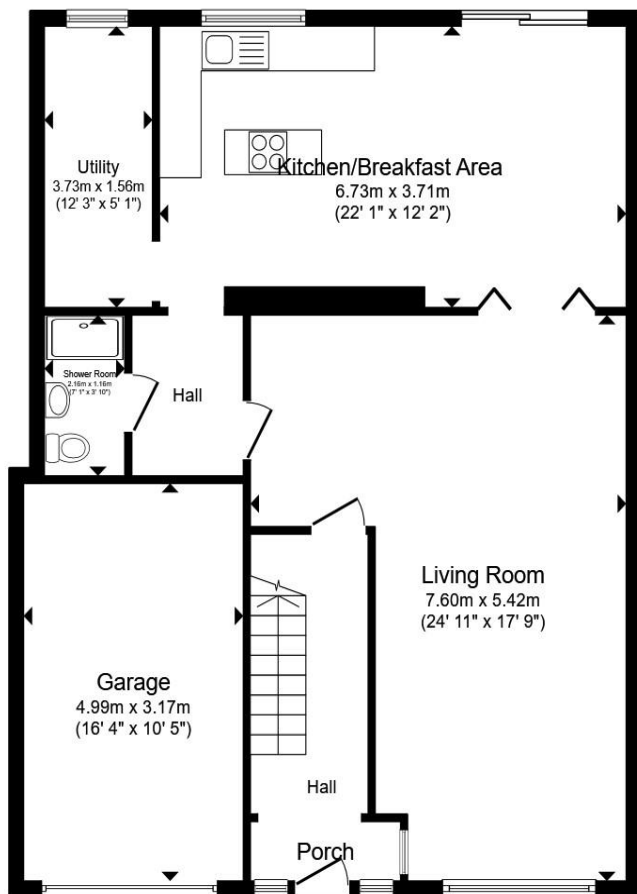
**Whittingstall Road, Hoddesdon EN11 0LJ**

**welcome to**

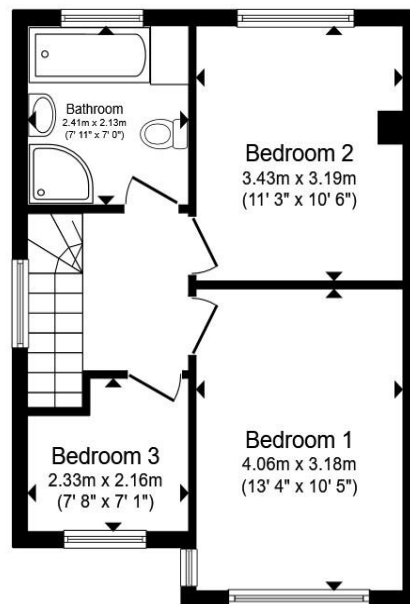
**Whittingstall Road, Hoddesdon**

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.





**Ground Floor**



**First Floor**

Total floor area 137.1 m<sup>2</sup> (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](http://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**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HSD112748](https://williamhbrown.co.uk/Property/HSD112748)



Property Ref:  
HSD112748 - 0002

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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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