



**College Road, Hoddesdon EN11 9DF**

**welcome to**

**College Road, Hoddesdon**

WILLIAM H BROWN are delighted to offer for sale this FOUR BEDROOM DETACHED family home, being offered with NO CHAIN located within this highly regarded and private road. The property boasts spacious living accommodation throughout and features include a PRIVATE DRIVE and GARAGE.



## **Accommodation Comprises**

Main front door to:

### **Entrance Hall**

Stairs to first floor. door dining room, lounge and cloakroom.

### **Cloakroom**

Low level flush WC, window, sink unit, radiator.

### **Dining Room**

Window to front, power points, radiator.

### **Lounge**

Doors to rear garden. TV point, power point, radiator.

### **Kitchen**

With wall units, work surfaces with cupboards and drawers under. Sink unit. Window to rear aspect.

### **Utility Area**

Plumbing for washing machine, further work tops and cupboards, tumble dryer. Door to garden.

### **First Floor Landing**

Storage cupboard and loft access. Door to:

### **Bedroom 1**

Window to front aspect, power points, radiator.

### **En Suite Bathroom**

A panelled bath, sink unit, low flush wc, window.

### **Bedroom 2**

Window to rear, power points, radiator.

### **Shower Room**

Fully tiled shower cubicle, low flush WC, wash hand basin, extractor fan, window to front aspect.

### **Bedroom 3**

Window to front, power points, radiator.

### **Bedroom 4**

Window to rear, power points, radiator.

### **Rear Garden**

Paved area with steps down to lawned area. Side gate.

### **Front Garden**

Block paved providing driveway. Garage with up and over door.



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welcome to

## College Road, Hoddesdon

- Detached Family Home
- Lounge with Separate Dining Room
- Kitchen with Utility Room
- Downstairs WC
- En Suite Bathroom
- Family Shower Room
- Carriage Driveway with Integral Garage
- No Chain

Tenure: Freehold EPC Rating: C

Council Tax Band: F

offers in excess of

**£635,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HSD112721 - 0008

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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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