



Roman Street, Hoddesdon EN11 8JH

welcome to

Roman Street, Hoddesdon

WILLIAM H BROWN are pleased to introduce this well presented TWO BEDROOM SEMI DETACHED VICTORIAN COTTAGE boasting bright and airy living accommodation throughout, meticulously presented rear garden, conveniently located within easy access of local amenities and Hoddesdon town centre. NO CHAIN.



Accommodation Comprisses

Main front entrance door leading to through lounge/dining room.

Lounge / Diining Room

25' 11" x 9' 11" max (7.90m x 3.02m max)

Stairs to upper floor, storage cupboard, polished floorboards, radiator, spot lights, feature brick built fireplace, windows to both front and rear aspects, archway through to:

Kitchen

20' 9" x 6' 3" (6.32m x 1.91m)

A range of wall cupboards, ample work surfaces with cupboards and drawers under. Boiler cupboard, plumbing for washing machine, stainless steel sink unit, fitted gas hob, oven and extractor fan, space for fridge freezer, window to side aspect, tiled flooring, radiator, doors leading to rear garden.

First Floor Landing

Loft access, doors to bedrooms.

Bedroom 1

11' x 10' 1" (3.35m x 3.07m)

Feature cast iron fireplace, radiator, window to rear aspect, door to:

En Suite Bathroom

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

Bedroom 2

10' 2" max narrowing to 7' 2" x 14' 5" L Shaped (3.10m max narrowing to 2.18m x 4.39m)

Power points, radiator, overstairs storage cupboard, window to front aspect.

Rear Garden

Decked area. Artificial lawn, resin paved area to the far rear, garden shed.

Front Garden

Paved and brick retaining wall.



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welcome to

Roman Street, Hoddesdon

- Two Bedroom Semi Detached Cottage
- Beautifully Presented Throughout
- Modern Fixtures & Fittings
- Luxury En Suite Shower Room & Family Bathroom
- Beautiful Brick Built Feature Wall
- Well Manicured Rear Garden
- No Onward Chain
- Walking distance to Town Centre

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

£330,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HSD112497 - 0005

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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