



**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 Comprises**

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

### **Lounge / Dining 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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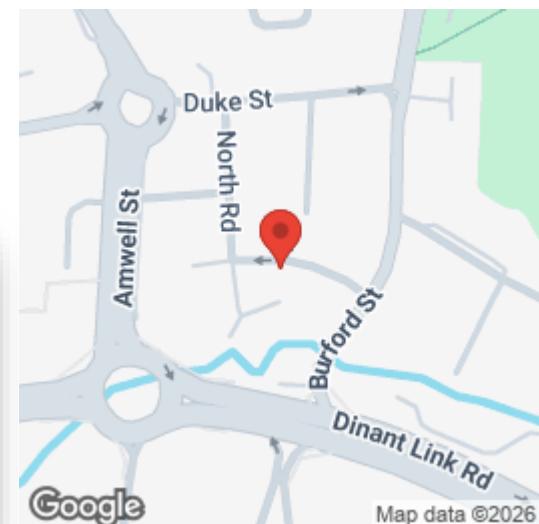
## Roman Street, Hoddesdon

- 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**



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Property Ref:  
HSD112497 - 0005

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