



Beyers Ride, Hoddesdon EN11 9PZ

welcome to

Beyers Ride, Hoddesdon

WILLIAM H BROWN are thrilled to offer for sale this well presented THREE BEDROOM SEMI DETACHED FAMILY HOME with SOUTH FACING REAR GARDEN, OFF STREET PARKING and GARAGE located within the ever-popular Hundredacre development. An internal viewing is highly recommended.



Accommodation Comprises

Main front door leading to:

Entrance Hall

Stairs to first floor, laminate flooring, door to lounge, door to kitchen/breakfast room.

Kitchen / Breakfast Room

With a range of wall cupboards, work tops, space for cooker, extractor fan, sink unit, washing machine, space for fridge freezer, large understairs storage cupboard, window to front aspect.

Lounge

Doors leading to rear garden, feature fireplace, power points, tv point, coving to ceiling.

First Floor Landing

Window to side aspect, loft access, doors to bedrooms and bathroom.

Bedroom 1

Window to rear aspect, power points, built in storage cupboard.

Bedroom 2

Window to front aspect, power points.

Bedroom 3

Window to rear aspect, power points,

Family Bathroom

A panelled bath, sink unit, low flush wc, heated towel rail, part tiled walls.

Rear Garden

South facing rear garden, fenced boundaries, garden shed

Front Garden

Parking for 3 cars.

Garage

Up and over door.



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Beyers Ride, Hoddesdon

- Three bedroom semi detached family home
- Well presented throughout
- South facing rear garden
- Off street parking and garage
- Spacious and well proportioned accommodation
- Bright and airy interiors with natural light throughout
- Conveniently located within the popular Hundred acre development
- Easy access to local shops, reputable schools and transport facilities

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

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HSD112942 - 0003

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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