



Bantel Villas, Hoddesdon EN11 0HA

welcome to

Bantel Villas, Hoddesdon

WILLIAM H BROWN are pleased to offer for sale this truly outstanding THREE BEDROOM TERRACED HOME with LUXURY BATHROOM, EN SUITE SHOWER ROOM and DRESSING ROOM, SOUTH FACING REAR GARDEN and GARAGE TO REAR with adjacent allocated parking, conveniently located within walking distance of RYE HOUSE station



Accommodation Comprises

Main front door leading to:

Impressive Entrance Hall

Laminate flooring, storage cupboard, door to kitchen, door to ground floor cloakroom.

Ground Floor Cloakroom

Low flush WC, feature sink unit with vanity below, radiator, tiled floor, window to front aspect.

Kitchen / Breakfast Room

Beautifully fitted with a range of wall cupboards, ample work surfaces, fitted gas hob and extractor fan, sink unit, built in fridge freezer, oven, ample storage, laminate flooring, tiled walls, window to front aspect with feature shutters. Integrated washing machine and dishwasher. Vertical radiator.

Lounge / Dining Room

Feature laminate flooring, stairs to first floor, storage cupboard, window and double glazed doors with shutters leading to a south facing, maintenance free rear garden.

First Floor Landing

Loft access with integrated ladder, door to:

Bedroom 1

Laminate flooring, window to front aspect, with shutters, radiator, spot lights, doors to en suite and dressing room.

Dressing Room

Tiled flooring, spot lights, shelving and storage.

En Suite Shower Room

Fully tiled corner shower cubicle, sink unit with vanity below, low flush wc, tiled walls, chrome towel radiator, window to front aspect, extractor fan, spot lights.

Bedroom 2

Window to rear aspect, radiator, laminate flooring, power points, blackout blind and shutters.

Bedroom 3

Window to rear aspect, radiator, power points, blackout blind and shutters.

Luxury Family Bathroom

Comprising a panelled bath with Aqualisa pumped, wall mounted shower unit and screen, Roper Rhodes enclosed low flush WC, Strata Solid Surface basin and integrated worktop with vanity units below, radiator, extractor fan.

Rear Garden

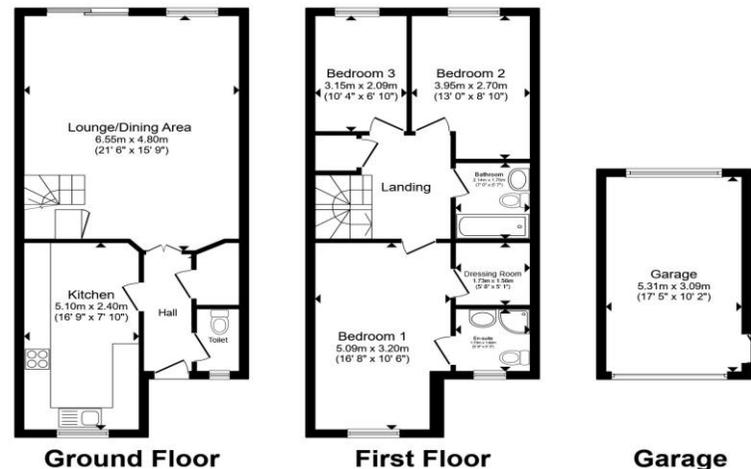
South facing maintenance free rear garden with paved patio, artificial lawned area, steps leading down to a garage with double glazed door.

Front Garden

Paved and fenced wall with covered porch area.

Garage

With adjacent allocated parking space.



Total floor area 119.4 m² (1,285 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


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h brown



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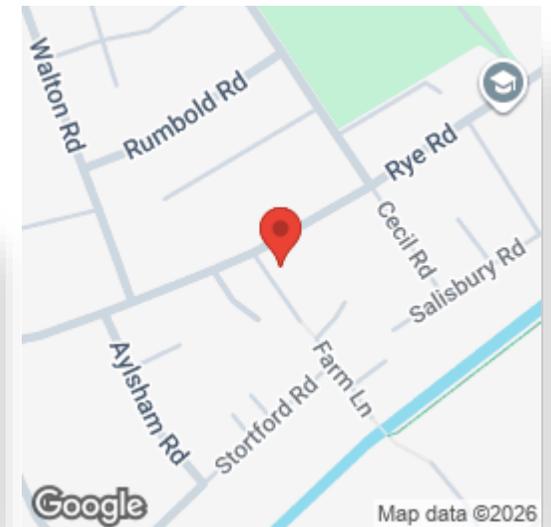
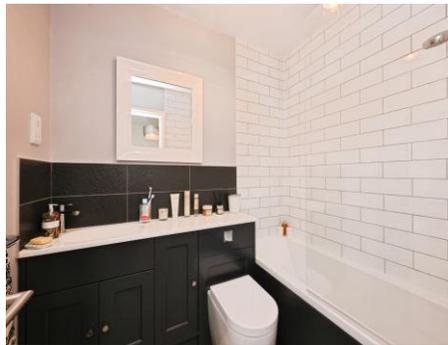
- Beautifully Presented Three Bedroom Family Home
- Bright and Spacious Lounge/Dining Area
- Contemporary Style Kitchen
- Ground Floor Cloakroom
- Main Bedroom with Dressing Room & En Suite
- Luxury Family Bathroom
- South Facing Rear Garden
- Garage with Adjacent Allocated Parking Space.

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers over

£465,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HSD112771](https://www.williamhbrown.co.uk/Property/HSD112771)



Property Ref:
HSD112771 - 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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