



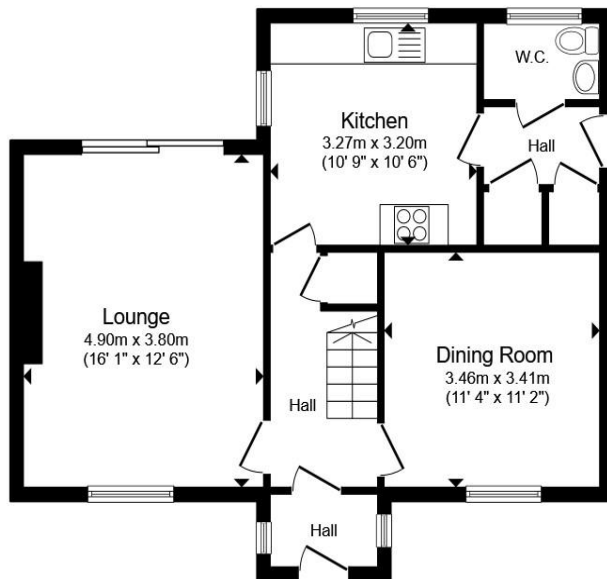
Ware Road, Hoddesdon EN11 9AF

welcome to

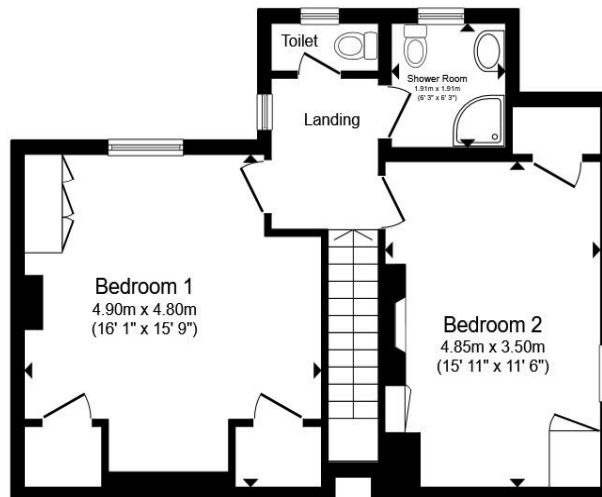
Ware Road, Hoddesdon

WILLIAM H BROWN are delighted to offer for sale this unique TWO DOUBLE BEDROOM DETACHED HOUSE located within this sought after road. The property offers 2 RECEPTION ROOMS, GROUND FLOOR CLOAKROOM, GARAGE, PRIVATE DRIVEWAY and being offered with NO ONWARD CHAIN.

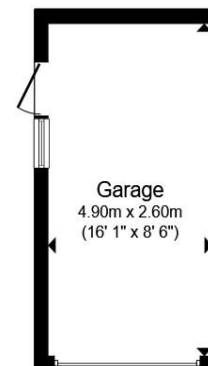




Ground Floor



First Floor



Garage

Total floor area 121.9 m² (1,312 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



Accommodation Comprises

Entrance Hall

Stairs to upper floor, storage cupboard, doors to lounge, dining room and kitchen. Windows to both side aspects.

Lounge

Windows to front aspect, double doors to rear aspect, power points, radiator, feature fireplace.

Dining Room

Window to front aspect, power points, radiator.

Kitchen

Fitted with a range of wall and base units with ample work surfaces, sink unit, hob, oven and extractor fan. Window to rear aspect. Door leading to:

Lobby

With two storage cupboards.

Ground Floor Cloakroom

Low flush WC, plumbing for washing machine, window to rear aspect.

First Floor Landing

Window to side aspect, Door to:

Bedroom 1

Window, power points, feature fireplace, storage cupboards,

Bedroom 2

Window, power points, built in cupboards.

Shower Room

Low flush WC, shower cubicle, sink unit, window.

Rear Garden

South west facing rear garden with paved and lawned areas, flower borders and planting.

Garage & Off Street Parking Agents Note

The Land Registry title is currently in the process of being updated with the Vendor's details. Please ask the branch for more details.

welcome to

Ware Road, Hoddesdon

- Two Double Bedroom Detached House
- No Chain
- Garage & Off Street Parking
- Lounge & Separate Dining Room
- Kitchen
- Ground Floor Cloakroom & First Floor Shower Room
- Private Rear Garden
- Sought after Location

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£575,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HSD112736



Property Ref:
HSD112736 - 0004

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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