



Bevil Court, Hoddesdon EN11 9LX

welcome to

Bevil Court, Hoddesdon

WILLIAM H BROWN are delighted to offer for sale this THREE BEDROOM END OF TERRACE family home, being offered with NO CHAIN, benefiting from a GARAGE, located within this quiet cul de sac location, in the popular Hundred Acre development. An early viewing is highly recommended.



Accommodation Comprises

Main front door leading to :

Entrance Hall

Stairs to first floor, door to:

Lounge

11' 9" max x 14' 5" max (3.58m max x 4.39m max)

Window to front aspect, power points, radiator, storage cupboard, doors to:

Dining Room

8' 10" x 10' 11" (2.69m x 3.33m)

Doors leading to the rear garden, power points, radiator.

Kitchen

11' 4" x 6' 1" (3.45m x 1.85m)

With wall cupboards, work surfaces, cupboards, sink unit, plumbing for washing machine, space for cooker, window to rear aspect.

First Floor Landing

Airing cupboard, loft access, door to:

Bedroom 1

15' max x 9' max (4.57m max x 2.74m max)

Window to front aspect, radiator, power points.

Bedroom 2

11' x 9' 1" (3.35m x 2.77m)

Window to rear aspect, power points, radiator.

Bedroom 3

9' 10" max x 5' 10" max (3.00m max x 1.78m max)

Window to front aspect, power points, built in cupboard.

Bathroom

A panelled bath, sink unit, low flush wc. Window.

Rear Garden

Being paved with lawned area, fenced boundaries, garden shed.

Front Garden

Paved front garden.

Garage En Bloc

With up and over door, power connected.



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Bevil Court, Hoddesdon

- Three Bedrooms
- End of Terrace Position
- No Onward Chain
- Garage
- Quiet Cul de Sac in Popular Hundred Acre Development
- Close to Local Amenities

Tenure: Freehold EPC Rating: E

Council Tax Band: D

offers in excess of

£365,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HSD112641 - 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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