



Stanstead Road, Hoddesdon EN11 0RL

welcome to

Stanstead Road, Hoddesdon

WILLIAM H BROWN are excited to bring to the market this stunning FIVE BEDROOM DETACHED FAMILY home arranged on 3 floors, with SOUTH WEST FACING REAR GARDEN, OFF STREET PARKING, GARAGE/STORAGE, located within this popular location and within walking distance of local shops and schools. NO CHAIN.



Accommodation Comprises

Main feature glazed front door leading to:

Impressive Entrance Hall

Laminate flooring, stairs to first floor, coving to ceiling, door to:

Dining Room

10' 8" x 11' 5" (3.25m x 3.48m)

Feature fireplace, window to rear aspect, radiator, understair storage cupboard. Laminate flooring, built in storage area.

Lounge

12' 9" max into feature bay window x 11' 2" (3.89m max into feature bay window x 3.40m)

Bay window to front aspect, feature cast iron fireplace, laminate flooring, power points, tv point, coving to ceiling.

Kitchen/Sitting Room

25' 3" max x 15' 6" max (7.70m max x 4.72m max)

KITCHEN AREA with a range of modern wall cupboards, ample work surfaces, feature double oven and further oven and microwave, space for American style fridge freezer, five ring gas hob with extractor fan, dishwasher, tiled walls. Underfloor heating.

BREAKFAST/SITTING ROOM with feature lantern, bi folding doors to rear garden. Stable type door to side aspect which leads to the utility room. Underfloor heating.

Utility Room

Cupboards, work tops, sink unit, plumbing for washing machine, space for tumble dryer. Door to:

Ground Floor Cloakroom

Corner sink unit, built in low flush wc, window.

First Floor Landing

Stairs to loft conversion. Doors to three bedrooms and shower room.

Shower Room

Large corner shower cubicle, low flush wc, sink unit with vanity below, tiled flooring and tiled walls, window to side aspect, extractor fan, spot lights.

Bedroom 2

9' 6" x 11' 6" (2.90m x 3.51m)

Window to rear aspect, feature cast iron fireplace, coving to ceiling, radiator, power points.

Bedroom 3

10' 3" max x 8' 10" max (3.12m max x 2.69m max)

Window to rear aspect, radiator, power points, storage cupboards. Loft space with pull down ladder.

Bedroom 1

12' 4" to front of wardrobes x 10' 8" (3.76m to front of wardrobes x 3.25m)

Two windows to front aspect, two feature column style radiators, built in wall to wall wardrobes, power points, radiator.

Second Floor Landing

Doors to two further bedrooms. Shower room.

Shower Room

Walk in shower cubicle, low flush wc, built in sink unit, tiled walls, chrome towel rail, window.

Bedroom 4

7' 9" x 9' 9" (2.36m x 2.97m)

Window to rear aspect, power points, radiator, spot lights.

Bedroom 5

12' x 10' 1" floor space (3.66m x 3.07m floor space)

Two velux windows, spot lights, radiator, power points, ample storage areas.

Rear Garden

A south west facing rear garden comprising of a paved area, lawned area, flower borders, side drive with garage to far rear (ideal for storage). Further seating area to far rear of the garden.

Front Garden

Paved providing off street parking.



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welcome to

Stanstead Road, Hoddesdon

- Impressive Five Bedroom Detached Family Home
- No Chain
- Loft Space
- Multiple Reception Rooms
- Elegant Kitchen/Diner/Sitting Room
- Utility Room
- South West Facing Rear Garden
- Garage/Storage & Driveway

Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

£630,000



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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.



Property Ref:
HSD112602 - 0004



Please note the marker reflects the postcode not the actual property

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