



Stanstead Road, HODDESDON EN11 0PF

welcome to

Stanstead Road, HODDESDON

WILLIAM H BROWN are delighted to offer for sale this impeccably presented THREE BEDROOM SEMI DETACHED family home boasting an array of extensive features, LARGE REAR GARDEN and AMPLE PARKING to front located within easy access to local amenities and reputable schools. No Onward Chain.



Accommodation Comprises

Main front door leading to:

Entrance Lobby

Window to front aspect, door to:

Lounge

Window to front aspect, laminate flooring, stairs to first floor, power points, tv point, radiator, door to kitchen, door to Reception 2/conservatory.

Reception 2 / Conservatory

Windows to rear and side, doors to side aspect leading to rear garden, laminate flooring, power points, spot lights to ceiling, skylight window.

Kitchen

With a range of wall and base units with ample work surfaces with cupboards and drawers under, feature central island with work surface and sink unit, integrated appliances. Window and door to rear aspect, window to front aspect, tiled walls, laminate flooring, through to:

Lobby

Door providing access to garden, storage cupboard, door to:

Ground Floor Cloakroom

Low flush wc, sink unit, partly tiled walls, tiled flooring, window to side aspect.

First Floor Landing

Loft access and door to:

Bedroom 1

Window to front aspect, power points, radiator.

Bedroom 2

Window to front aspect, radiator, power points.

Bedroom 3

Window to rear aspect, radiator, power points.

Bathroom

Comprising a panelled bath, sink unit, low flush wc, window to rear aspect, radiator.

Rear Garden

South facing rear garden, patio area, lawned area, flower borders, fenced boundaries, side gate leading to front garden.

Front Garden

Ample off street parking.



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welcome to

Stanstead Road, HODDESDON

- Substantial Three Bedroom Semi Detached Home
- Beautifully Presented Throughout
- Ground Floor Lobby with Cloakroom/WC
- Spacious Fitted Kitchen
- Three Well Proportioned Bedrooms
- First Floor Family Bathroom
- Private Large Rear Garden
- Ample Off Street Parking

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

£475,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HSD112874 - 0002

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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