



**Riversmead, Hoddesdon EN11 8DP**

**welcome to**

**Riversmead, Hoddesdon**

WILLIAM H BROWN are pleased to offer for sale this NO CHAIN FOUR BEDROOM DETACHED family home with DOUBLE GARAGE, SOUTH FACING GARDEN situated within this sought after cul de sac position, easily accessible to Hoddesdon town centre and its wide range of amenities.



## Accommodation Comprises

Main front entrance door to:

### Entrance Hall

Stairs to first floor, door to garage, doors to:

### Groundfloor Cloakroom

Low flush WC, sink unit, window.

### Lounge

19' 4" max x 12' 8" max ( 5.89m max x 3.86m max )  
Doors leading to the rear garden, window to side aspect, large understairs storage cupboard, power points, TV point, radiator.

### Dining Room

10' 11" x 8' 11" ( 3.33m x 2.72m )  
Window, parquet flooring, radiator, power points.

### Kitchen

21' 4" x 8' 11" ( 6.50m x 2.72m )  
Wall cupboards, ample work tops with cupboards and drawers under, hob, oven and extractor fan, sink unit, washing machine, window and doors.

### Double Garage

17' 2" x 16' 2" ( 5.23m x 4.93m )  
Up and over door, light and power connected.

### First Floor Landing

Loft access, door to:

### Bedroom 1

17' 2" x 12' 7" max ( 5.23m x 3.84m max )  
Window, power points, radiator.

### Bedroom 2

10' 3" x 8' 3" ( 3.12m x 2.51m )  
Window, power points, radiator.

### Bedroom 3

9' 4" x 7' 4" ( 2.84m x 2.24m )  
Window, power points, radiator.

### Bedroom 4

11' 2" x 6' 10" max ( 3.40m x 2.08m max )  
Window, radiator, power points.

### Shower Room

Comprising a shower cubicle, low level flush WC, window, sink unit.

### Rear Garden

South Facing rear garden with paved area, lawned area, garden shed with light and power connected.  
Side access leading to:

### Front Garden

Providing ample off street parking leading to the double garage.



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welcome to

## Riversmead, Hoddesdon

- Spacious Chain Free Detached Family Home
- Four Good Sized Bedrooms
- Ground Floor Cloakroom
- Well Appointed Kitchen
- Spacious Lounge with Ample Natural Light
- Upstairs Shower Room
- Private South Facing Rear Garden
- Double Garage & Drive

Tenure: Freehold EPC Rating: D

Council Tax Band: F

offers in excess of

**£560,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HSD112063 - 0005

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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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