



Caxton Road, Hoddesdon EN11 9NX

welcome to

Caxton Road, Hoddesdon

WILLIAM H BROWN are delighted to offer to market this EXTENDED THREE BEDROOM TOWNHOUSE offering great features to include three well proportioned bedrooms, GROUND FLOOR CLOAKROOM, WEST FACING REAR GARDEN and OFF STREET PARKING. An early viewing is recommended.



Accommodation Comprises

Main front door leading to:

Entrance Hall

Stairs to first floor, radiator, understairs recess with storage cupboard, door to kitchen/dining area and ground floor cloakroom.

Ground Floor Cloakroom

Low flush WC, sink unit, partly tiled walls, window to rear aspect, radiator.

Kitchen / Breakfast Area

Kitchen area: With a range of wall and base units, ample work surfaces, integrated fridge freezer, dishwasher and washing machine, five ring hob, extractor fan, sink unit, double oven, breakfast bar, window to rear aspect. Door to side aspect, tiled flooring, Breakfast area with engineered wood flooring, through to:

Dining Room

Bow window to front aspect, power points, oak flooring, power points.

First Floor Landing

Door to lounge and door to:

Bedroom 2

Window to rear aspect, power points, radiator.

Family Lounge

Stairs to second floor, window to front aspect, power points, tv point, radiator.

Second Floor Landing

Loft access, doors to two bedrooms, airing cupboard.

Bedroom 1

Window to front aspect, radiator, power points, built in cupboards, laminate flooring.

Bedroom 3

Window to rear aspect, power points, laminate flooring, radiator.

Main Bathroom

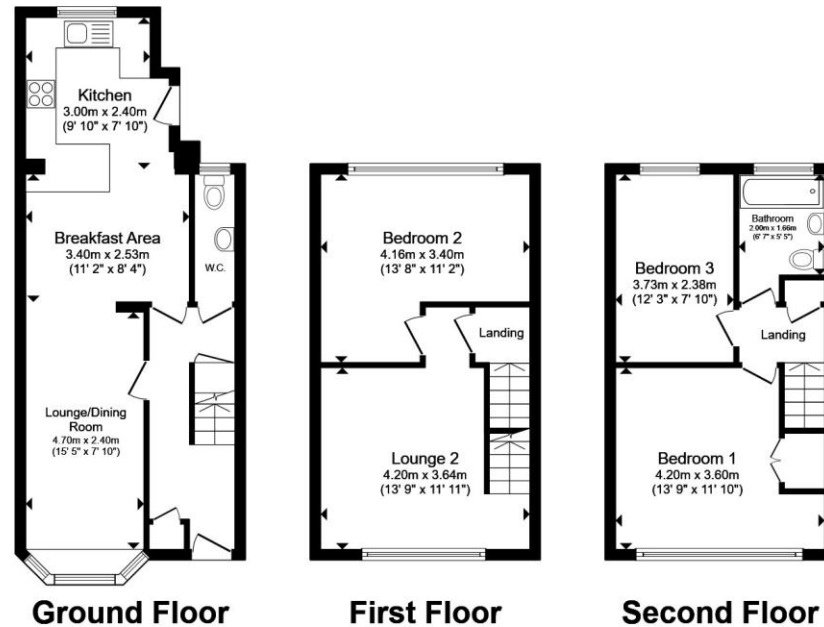
Tiled panelled bath, low flush wc, sink unit. Window to rear aspect.

Rear Garden

West facing rear garden with a paved area, lawned area, garden shed, fenced boundaries, rear gate.

Front Garden

Off street parking.



Total floor area 101.7 m² (1,095 sq.ft.) approx



view this property online williamhbrown.co.uk/Property/HSD112845



welcome to

Caxton Road, Hoddesdon

- Deceptively Spacious Three Bedroom Townhouse
- Off Street Parking
- West Facing Rear Garden
- Ground Floor Cloakroom
- Modern & Spacious Kitchen/Dining Area
- Quiet Cul De Sac Location
- Within Reach of Local Amenities, Schools & Green Spaces

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£425,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HSD112845



Property Ref:
HSD112845 - 0007

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.



william h brown



01992 464001



Hoddesdon@williamhbrown.co.uk



41 High Street, HODDESDON, Hertfordshire,
EN11 8TD



williamhbrown.co.uk