



College Road, Hoddesdon EN11 9DF

welcome to

College Road, Hoddesdon

WILLIAM H BROWN are delighted to offer for sale this FOUR BEDROOM DETACHED family home, being offered with NO CHAIN located within this highly regarded and private road. The property boasts spacious living accommodation throughout, and features include a PRIVATE DRIVE and GARAGE.



Accommodation Comprises

Main front door to:

Entrance Hall

Stairs to first floor. door dining room, lounge and cloakroom.

Cloakroom

Low level flush WC, window, sink unit, radiator.

Dining Room

Window to front, power points, radiator.

Lounge

Doors to rear garden. TV point, power point, radiator.

Kitchen

With wall units, work surfaces with cupboards and drawers under. Sink unit. Window to rear aspect.

Utility Area

Plumbing for washing machine, further work tops and cupboards, tumble dryer. Door to garden.

First Floor Landing

Storage cupboard and loft access. Door to:

Bedroom 1

Window to front aspect, power points, radiator.

En Suite Bathroom

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

Bedroom 2

Window to rear, power points, radiator.

Shower Room

Fully tiled shower cubicle, low flush WC, wash hand basin, extractor fan, window to front aspect.

Bedroom 3

Window to front, power points, radiator.

Bedroom 4

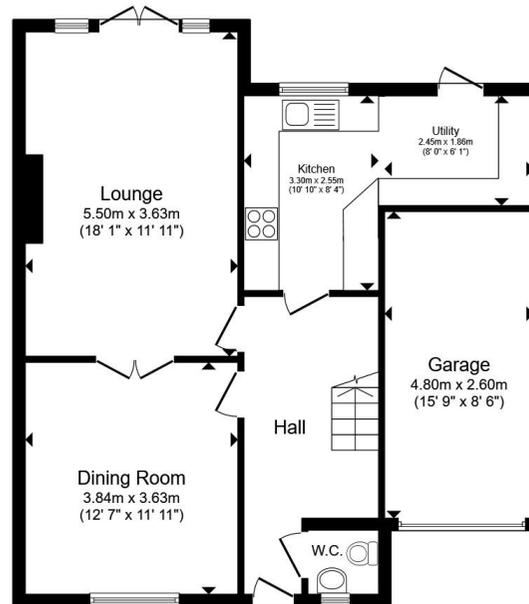
Window to rear, power points, radiator.

Rear Garden

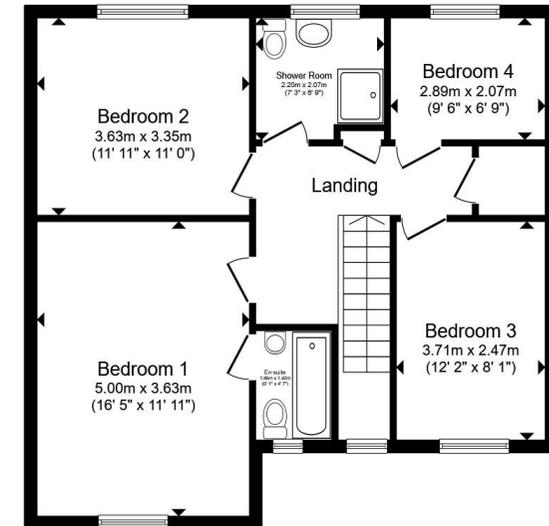
Paved area with steps down to lawned area. Side gate.

Front Garden

Block paved providing driveway. Garage with up and over door.



Ground Floor



First Floor

Total floor area 140.6 m² (1,514 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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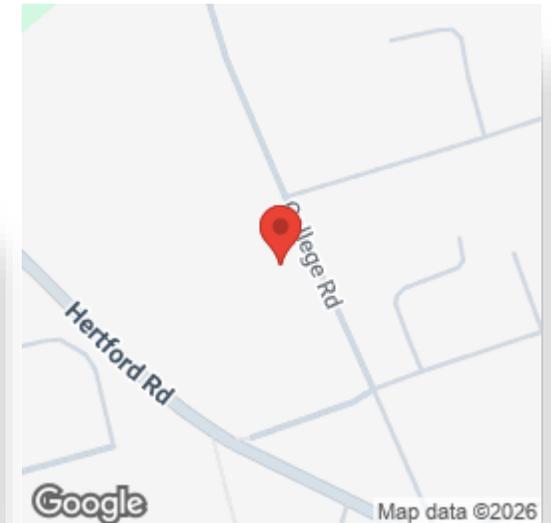
- Detached Family Home
- Lounge with Separate Dining Room
- Kitchen with Utility Room
- Downstairs WC
- En Suite Bathroom
- Family Shower Room
- Carriage Driveway with Integral Garage
- No Chain

Tenure: Freehold EPC Rating: C

Council Tax Band: F

offers in excess of

£650,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HSD112721 - 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.



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