



**Cedar Green, HODDESDON EN11 8BZ**

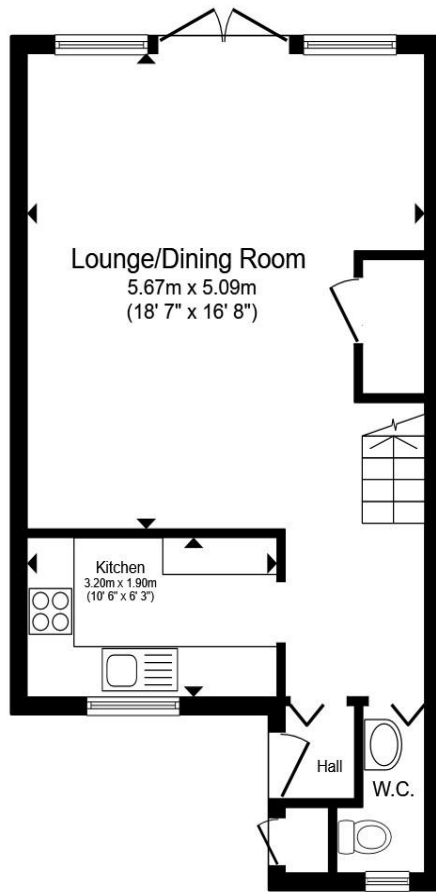
**welcome to**

**Cedar Green, HODDESDON**

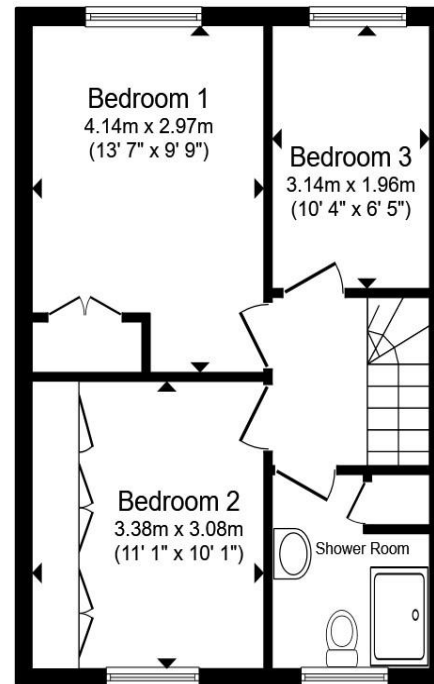
WILLIAM H BROWN are pleased to introduce to the market this NO CHAIN THREE BEDROOM TERRACED HOME, positioned within this popular residential location only moments away from Hoddesdon town centre and Broxbourne High Street. An early viewing is highly recommended.



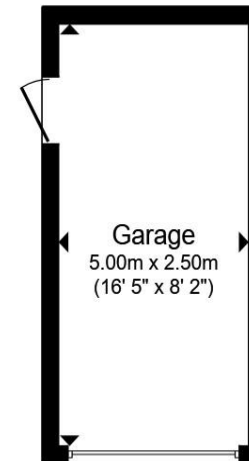




**Ground Floor**



**First Floor**



**Garage**

Total floor area 94.1 m<sup>2</sup> (1,012 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](http://www.propertybox.io)



## Accommodation Comprises

### Entrance Hall

Radiator, stairs to first floor, door to kitchen, lounge/diner and ground floor cloakroom.

### Cloakroom

Comprising a low level flush wc, sink unit, window to front aspect.

### Kitchen

A range of wall and base units with work surfaces, sink unit, wall mounted boiler, plumbing for washing machine, space for cooker and under unit fridge freezer. Window to front aspect.

### Lounge / Dining Room

Windows and doors leading to rear aspect, storage cupboard, radiator, power points and TV point.

### First Floor Landing

Loft access, doors to bedrooms and shower room.

### Shower Room

Shower cubicle, low level flush WC, sink unit, window to front aspect, storage cupboard.

### Bedroom 1

Window to rear aspect, power points, radiator.

### Bedroom 2

Window to front aspect, power points, radiator, built in wardrobes.

### Bedroom 3

Window to rear aspect, power points, radiator.

### Exterior

#### Rear Garden

Paved area, lawned area, flower borders, door to garage approached by rear access.

#### Front Garden

Paved. Bin store cupboard.

### Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

welcome to

## Cedar Green, HODDESDON

- Three Bedroom Terraced House
- Kitchen
- Lounge/Dining Room
- Ground Floor Cloakroom & First Floor Shower Room
- Gas Central Heating Throughout

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

**£420,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HSD112594](https://williamhbrown.co.uk/Property/HSD112594)



Property Ref:  
HSD112594 - 0004

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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