



**West Hill Road, Hoddesdon EN11 9DD**

**welcome to**

**West Hill Road, Hoddesdon**

WILLIAM H BROWN are delighted to offer for sale this DOUBLE STOREY EXTENDED FOUR BEDROOM DETACHED FAMILY HOME boasting spacious ground floor living accommodation, offering an EN SUITE SHOWER ROOM and DRESSING ROOM, SOUTH FACING REAR GARDEN and AMPLE PARKING.



## Accommodation Comprises

Main front door leading to:

### Entrance Hall

Stairs to first floor, radiator, ornate coving to ceiling, understairs storage cupboard, doors to kitchen/breakfast room, family lounge and ground floor cloakroom.

### Ground Floor Cloakroom

A low level flush WC, corner sink unit, window.

### Family Lounge

15' 11" x 13' 6" ( 4.85m x 4.11m )

Window to front aspect, power points, TV point, radiator, feature stone gas fireplace, ornate coving.

### Kitchen / Breakfast Room

20' 7" max x 9' 5" max ( 6.27m max x 2.87m max )

BREAKFAST AREA: with oak flooring, window, radiator, archway providing access to:

KITCHEN: with a range of modern wall cupboards, ample work surfaces, breakfast bar. Gas hob, extractor fan, built in double oven, sink unit, dishwasher, window to rear aspect. Archway providing access to utility room and door way to dining room.

### Utility Room

9' 10" x 5' 9" ( 3.00m x 1.75m )

Wall mounted boiler, sink unit, work top, cupboards, washing machine, tumble dryer, fridge freezer, window and door leading to side aspect and window to rear aspect.

### Diner / Sitting Room

11' 2" x 21' 1" ( 3.40m x 6.43m )

Window to side aspect, French doors to rear garden, power points, coving to ceiling.

### First Floor Landing

Window to side aspect, loft access and door to:

### Bedroom 1

9' 3" x 11' 5" ( 2.82m x 3.48m )

Window to rear aspect, radiator, power points.

### En Suite Shower Room

Fully tiled shower cubicle, low flush WC, sink unit with vanity below, tiled flooring and walls, window.

### Dressing Room

Light and power connected, ample storage.

### Family Bathroom

A tiled panelled bath, sink unit, low flush WC, shower, heated towel rail, tiled floors and walls, window.

### Bedroom 2

11' 11" max into door recess x 14' 5" ( 3.63m max into door recess x 4.39m )

Window with juliet balcony, fitted wardrobes, power points, radiator.

### Bedroom 3

10' 9" max x 11' 8" max ( 3.28m max x 3.56m max )

Window to front aspect, power points, radiator.

### Bedroom 4

10' 10" max x 9' 2" ( 3.30m max x 2.79m )

Window to rear aspect, radiator, power points.

### Rear Garden

South facing rear garden with patio, flower borders, lawned area, side access.

### Front Garden

Off street parking.

### Garage

Up and over door, light and power connected.



**view this property online** [williamhbrown.co.uk/Property/HSD112388](http://williamhbrown.co.uk/Property/HSD112388)



welcome to

## West Hill Road, Hoddesdon

- Extended Detached Family Home
- Four Good Sized Bedrooms
- Family Bathroom & En Suite Shower Room
- Utility & Ground Floor Cloakroom
- South West Facing Rear Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: F

offers in excess of

**£740,000**



Please note the marker reflects the postcode not the actual property

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



**01992 464001**



Hoddesdon@williamhbrown.co.uk



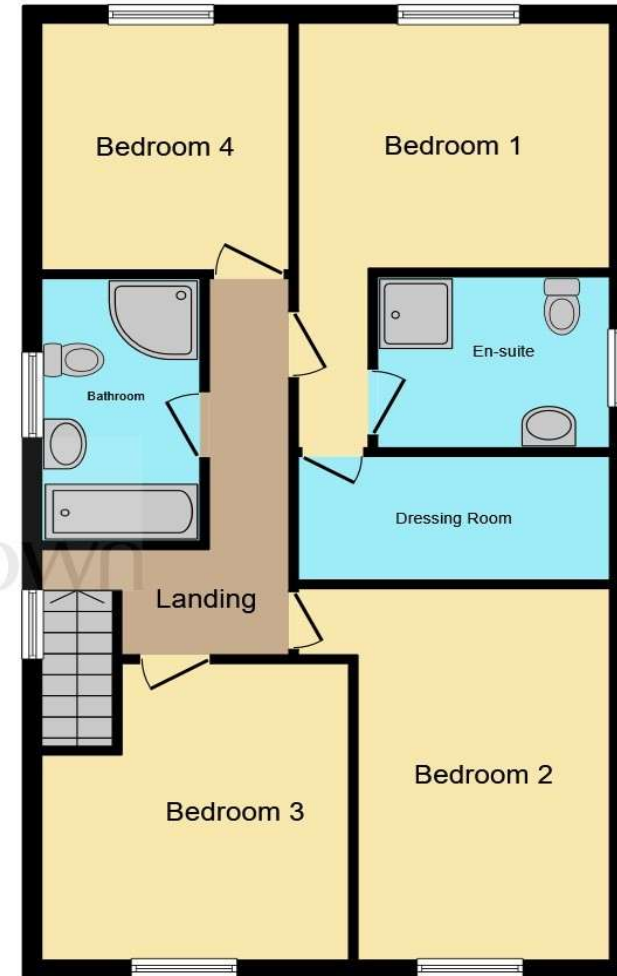
41 High Street, HODDESDON, Hertfordshire,  
EN11 8TD



**williamhbrown.co.uk**



**Ground Floor**



**First Floor**



Total floor area 162.5 m<sup>2</sup> (1,749 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.focalagent.com](http://www.focalagent.com)

Property Ref:  
HSD112388 - 0004

**[view this property online](#)**

[williamhbrown.co.uk/Property/HSD112388](http://williamhbrown.co.uk/Property/HSD112388)