









# welcome to

# **Walton Road, HODDESDON**

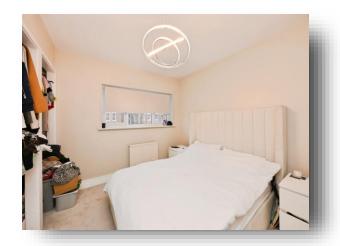
WILLIAM H BROWN are thrilled to introduce to the market this remarkably presented three bedroom family home located within walking distance of Rye House railway station and further local amenities. Boasting bright and spacious living accommodation throughout, this is an opportunity not to be missed.













#### **Accommodation Comprises**

Main front door leading to:

#### **Spacious Entrance Hall**

Stairs to first floor. Door to lounge and door to kitchen/breakfast room.

#### Lounge

Window to front aspect. Power points, tv point, radiator. Feature wall with built in units.

#### **Kitchen / Breakfast Room**

Fitted with wall and base units with work surfaces, built in hob with oven, extractor fan above, sink unit, double doors to rear garden. Radiator.

#### **First Floor Landing**

Window to rear aspect,

#### **Bedroom 1**

Window to front aspect, radiator, power points.

#### **Bedroom 2**

Window to front aspect, power points, radiator.

#### **Bedroom 3**

Window to rear aspect, power points, radiator.

#### **Bathroom**

Comprising of a panel enclosed bath, sink unit, low flush wc. Window to rear aspect.

#### **Rear Garden**

Large rear garden with artificial grass. Rear vehicular access.

## **Outbuilding**

Outbuilding comprising of store room, shed and utility room. Window to rear aspect.





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# Walton Road, HODDESDON

- Three Bedrooms
- Spacious Living Areas Throughout
- Kitchen/Breakfast Room
- First Floor Family Bathroom
- Outbuilding with Utility Room
- Rear Vehicular Access
- Easy Reach to Rye House Rail Station

Tenure: Freehold EPC Rating: E

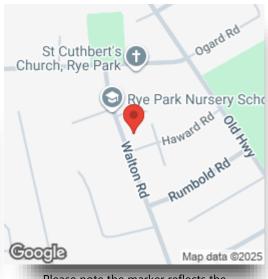
Council Tax Band: D

# £425,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/HSD112688



Property Ref: HSD112688 - 0003 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 quidance 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.



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