



**Caxton Road, Hoddesdon EN11 9NY**

**welcome to**

**Caxton Road, Hoddesdon**

WILLIAM H BROWN are pleased to offer for sale this THREE BEDROOM SEMI DETACHED FAMILY HOME being offered with NO CHAIN, OPEN PLAN LOUNGE/DINING ROOM, INTEGRAL GARAGE and OFF STREET PARKING, located within this popular cul de sac location. Viewing a must!



### **Accommodation Comprises**

Entrance door leading to:

#### **Lobby**

Door to:

#### **Through Lounge / Dining Room**

Windows to both front and rear aspects, power points, door to lobby, door to kitchen.

#### **Kitchen**

Fitted with wall and base units with work surfaces with drawers and cupboards under, fitted hob, built in oven, plumbing for washing machine, stainless steel sink unit, space for fridge freezer, window and door leading to the rear garden.

#### **Inner Lobby**

Stairs to first floor, window to side aspect, loft access. Doors to three bedrooms, storage cupboard and shower room.

#### **Bedroom 1**

Window to front aspect, power points. radiator.

#### **Bedroom 2**

Window to rear aspect, power points, built in wardrobes.

#### **Bedroom 3**

Window to front aspect, power points.

#### **Shower Room**

Fully tiled shower cubicle, sink unit, heated towel rail, window, tiled walls, door to airing cupboard,

#### **Separate W C**

Low flush wc, window to rear aspect.

#### **Rear Garden**

With paved and lawned area, flower borders and fenced boundaries. Side access leading to front garden.

### **Front Garden**

Paved front garden providing off street parking.

### **Integral Garage**

With up and over door.



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welcome to

## Caxton Road, Hoddesdon

- Three Bedroom Semi Detached Family Home
- Integral Garage & Off Street Parking
- No Onward Chain
- Open Plan Lounge/Dining Room
- Shower Room & Separate WC
- Private Rear Garden
- Cul De Sac Location
- Viewing Recommended

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: D

# £440,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HSD112854 - 0003

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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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