



Granville Gardens, Hoddesdon EN11 9QD

welcome to

Granville Gardens, Hoddesdon

WILLIAM H BROWN are delighted to offer to market this spacious FOUR BEDROOM FAMILY HOME which benefits from INTEGRAL GARAGE and OFF STREET PARKING ideally located within the popular Hundred Acre development, and within easy reach of local amenities, schools and public transport facilities.



Accommodation Comprises

Main front door leading to:

Entrance Porch

Door to:

Entrance Lobby

Storage cupboard, door to:

Lounge Area

Stairs to first floor, feature fireplace, power points, radiator, window to front aspect. Through to:

Open Plan Kitchen / Dining

DINING AREA window and door to rear aspect, radiator, power points. Through to:

KITCHEN AREA fitted with a range of wall and base units, ample work surfaces, space for cooker, fridge freezer. Sink unit, storage cupboards. Window to rear aspect.

First Floor Landing

Door to:

Bedroom 1

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

Bedroom 2

Window to rear aspect, power points, radiator.

Bedroom 3

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

Bedroom 4

Window to front aspect, power points, radiator.

Shower Room

Walk in shower with screen, sink unit with vanity below, low flush wc, window to rear aspect.

Bathroom

Comprising of a shower bath with screen, sink unit with vanity below, low flush wc, window to rear aspect.

Rear Garden

Paved area, lawned area, fenced boundaries, garden shed.

Integral Garage

Up and over door, light and power connected.

Front Garden

Off street parking and lawned area.

Agents Note

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.



view this property online williamhbrown.co.uk/Property/HSD112875



welcome to

Granville Gardens, Hoddesdon

- Four bedroom semi detached family home
- Family bathroom & separate shower room
- Lounge/dining area & kitchen
- Private rear garden
- Integral garage
- Off street parking
- Popular location
- Within reach of local amenities

offers over **£525,000**

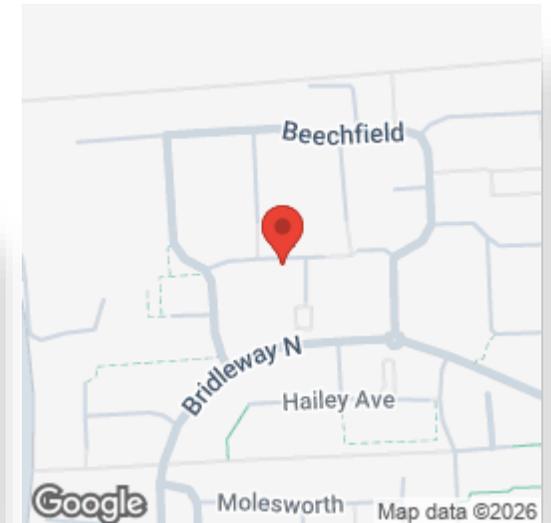
Tenure: Freehold

EPC Rating: C

Council Tax Band: E

Property Ref:

HSD112875 - 0003



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



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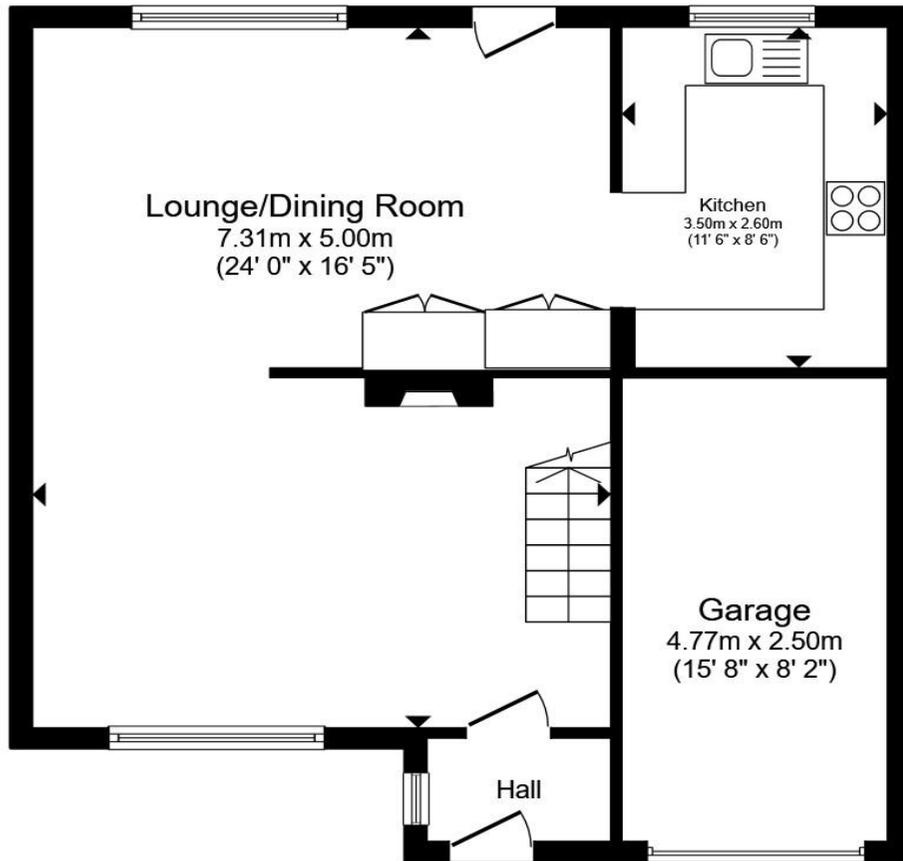
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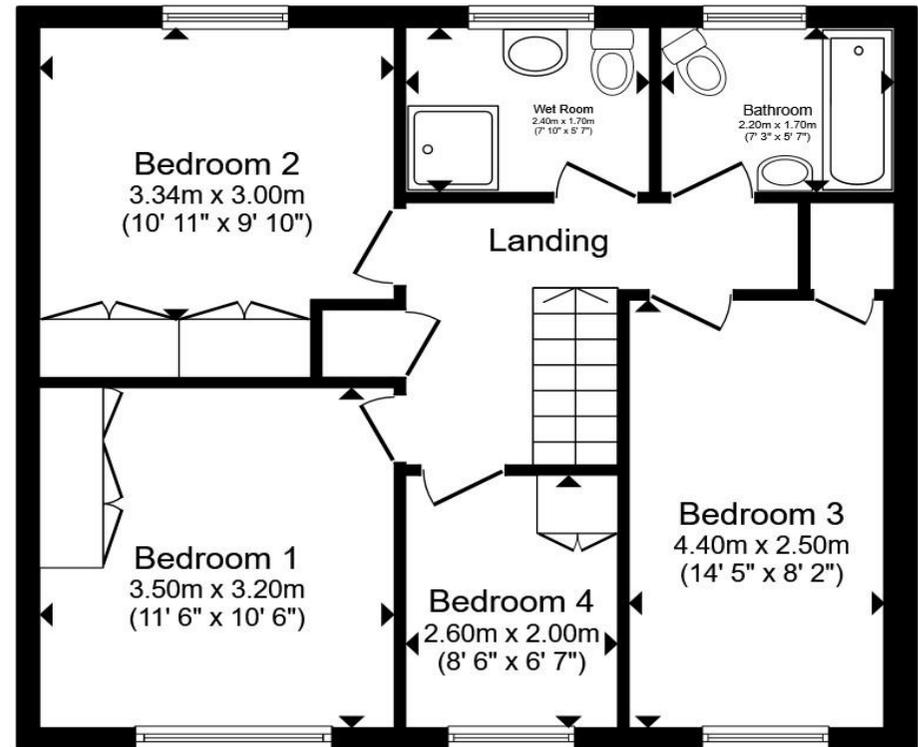
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williamhbrown.co.uk



Ground Floor



First Floor

Total floor area 120.8 m² (1,300 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