



W WESTWOODLEBER

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Morice Road, Hoddesdon, EN11 9AX
Offers in excess of £550,000



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Westwood Leber are delighted to bring to the market this beautifully presented three bedroom semi-detached family home located on this popular residential Road within the sought after Roselands Development. This excellent property has been tastefully updated by the current owners and offers three well sized bedrooms, a three-piece bathroom suite, large open plan kitchen/ diner and a separate lounge.

Further benefits include a larger than average front driveway, offering ample parking, a well landscaped rear garden and footings already dug and planning permission for a double storey extension rear and side extension. An early viewing is highly recommended!

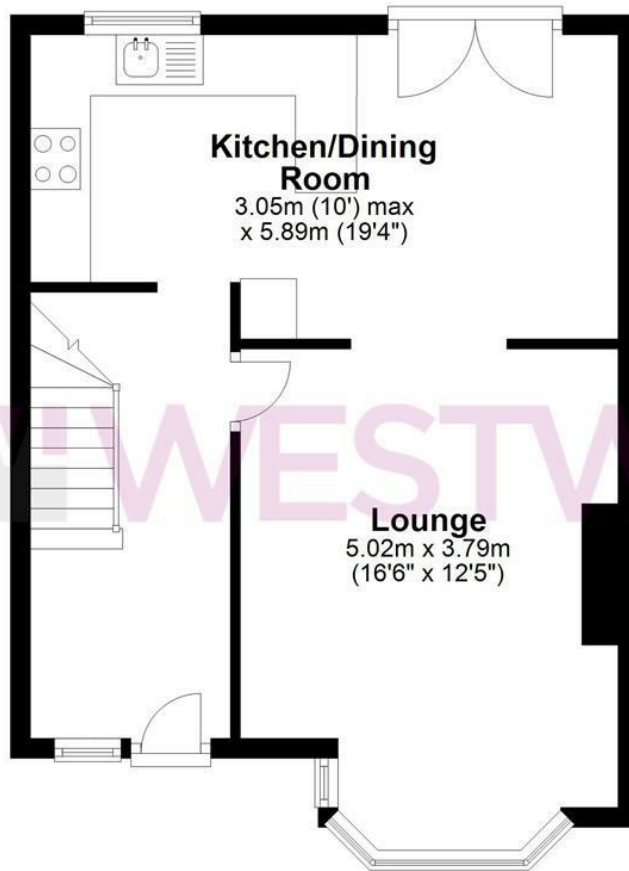


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Ground Floor

Approx. 43.8 sq. metres (471.5 sq. feet)



Kitchen/Dining Room

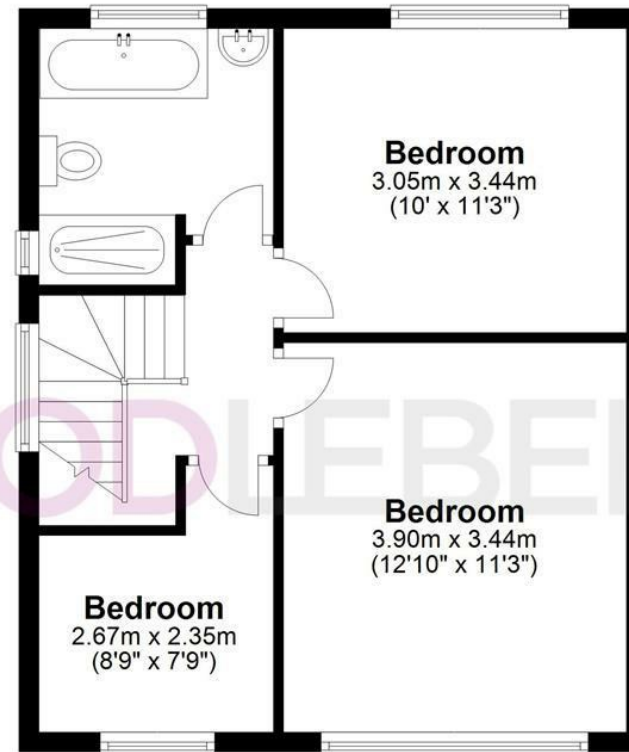
3.05m (10') max
x 5.89m (19'4")

Lounge

5.02m x 3.79m
(16'6" x 12'5")

First Floor

Approx. 41.6 sq. metres (447.3 sq. feet)



Bedroom

3.05m x 3.44m
(10' x 11'3")

Bedroom

3.90m x 3.44m
(12'10" x 11'3")

Bedroom

2.67m x 2.35m
(8'9" x 7'9")

Total area: approx. 85.4 sq. metres (918.7 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt had been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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