



Dymokes Way, Hoddesdon EN11 9NB

welcome to

Dymokes Way, Hoddesdon

WILLIAM H BROWN are pleased to offer for sale this well presented THREE BEDROOM SEMI DETACHED home with PARKING TO REAR, SOUTHWEST FACING REAR GARDEN ideally located within this popular development and within proximity of local amenities, bus services and reputable schools.



Accommodation Comprises

Entrance Porch

Leading to:

Entrance Hall

Radiator, stairs to first floor, laminate flooring, door to :

Lounge

Window to front aspect, power points, TV point, vertical radiator, feature wall, double doors to:

Dining Room

French doors to rear garden, radiator, power points.

Kitchen

A range of wall and base units with work surfaces, space for cooker, sink unit, space for fridge freezer, breakfast bar with storage, understairs storage cupboard, door to side aspect, window to rear aspect.

First Floor Landing

Loft access, airing cupboard, door to bedrooms and bathroom.

Bedroom 1

Window to front aspect, vertical radiator, power points, spotlights.

Bedroom 2

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

Bedroom 3

Window to front aspect, radiator, power points.

Family Bathroom

A luxury bathroom with feature roll top bath, sink unit, low flush WC, obscure window to rear aspect.

Rear Garden

Paved area, lawned area, flower borders, garden shed, fenced boundaries, double gates leading to park to rear.

Front Garden

Lawned area and path leading to front door.



view this property online williamhbrown.co.uk/Property/HSD112865



welcome to

Dymokes Way, Hoddesdon

- Three Bedroom Semi Detached House
- Well Presented Throughout
- Southwest Facing Rear Garden
- Modern Fitted Kitchen
- Spacious Lounge & Dining Room
- Rear Parking
- Popular Development Close to Amenities
- Ideal for Families or First Time Buyers

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

£425,000



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. **Property Ref: HSD112865 - 0003**



william h brown



01992 464001



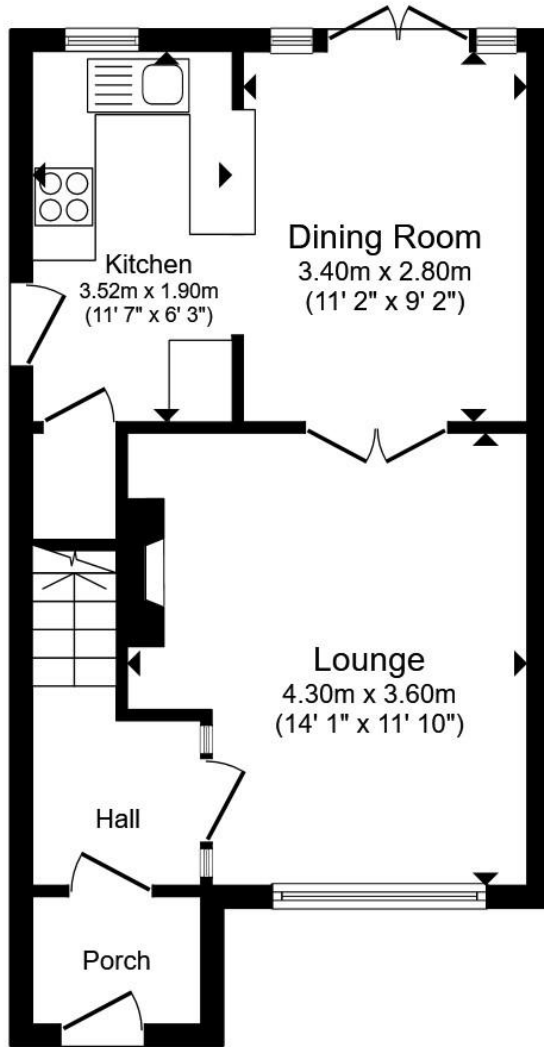
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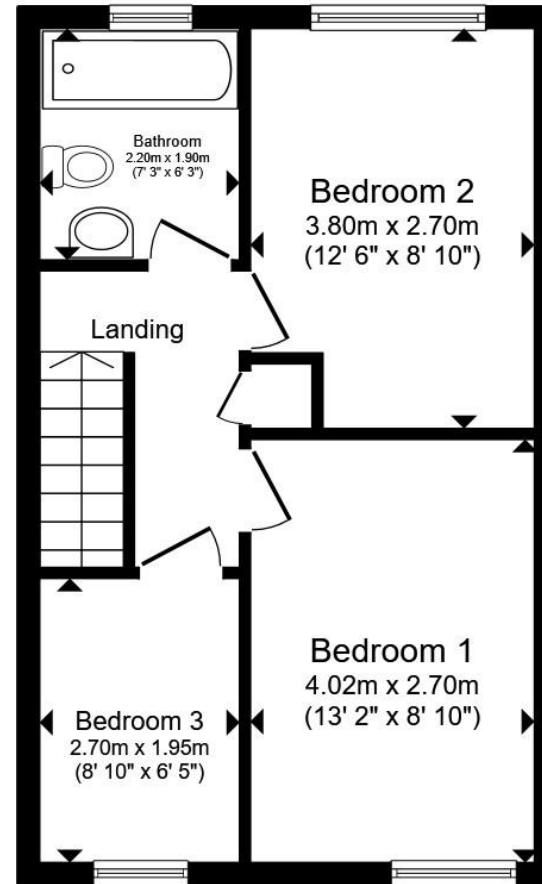
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williamhbrown.co.uk



Ground Floor



First Floor

Total floor area 76.6 m² (824 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