

Woodmill Mews,Hoddesdon EN11 0NA

william h brown

welcome to

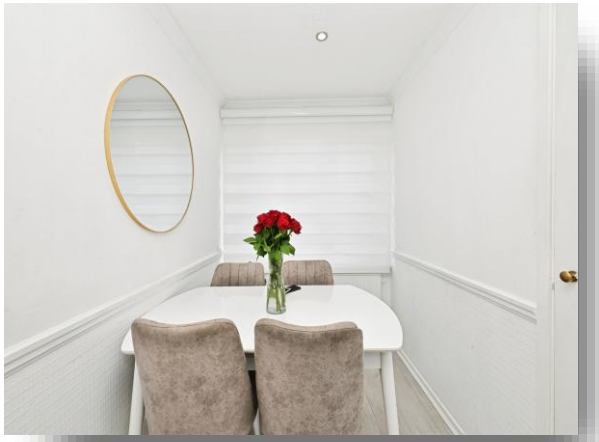
Woodmill Mews,Hoddesdon

WILLIAM H BROWN are pleased to offer for sale this TWO BEDROOM MEWS STYLE home with a COURT YARD STYLE REAR GARDEN, OFF STREET PARKING conveniently located within walking distance of RYE HOUSE STATION providing access to London Liverpool Street. Being offered with NO ONWARD CHAIN.













Accommodation Comprises
Main front door to:

Entrance Hall
Stairs to first floor, storage cupboards, door kitchen, door to lounge/dining room.

Kitchen
With a range of wall and base units with work surfaces and drawers under, space for fridge freezer, washing machine, cooker, oven and extractor fan. Sink unit, window to front aspect, door to rear aspect.

Lounge / Diner
Window to front aspect, doors to rear aspect leading to the garden, radiator, understairs storage cupboard.

First Floor Landing
Doors to two bedroom and bathroom.

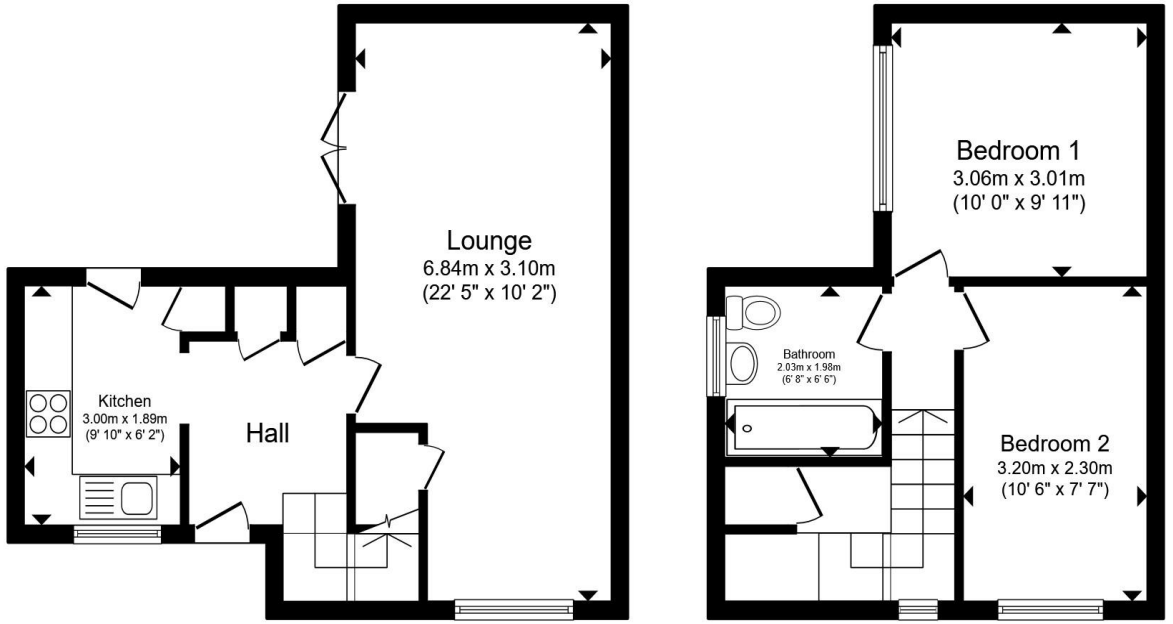
Bedroom 1
Window, power points, radiator.

Bedroom 2
Window, radiator, power points.

Bathroom
A panelled bath, sink unit, wc, partly tiled walls.

Rear Garden
Paved court yard style rear garden, fenced boundaries.

Front Garden
Off street parking.



Total floor area 64.0 m² (689 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

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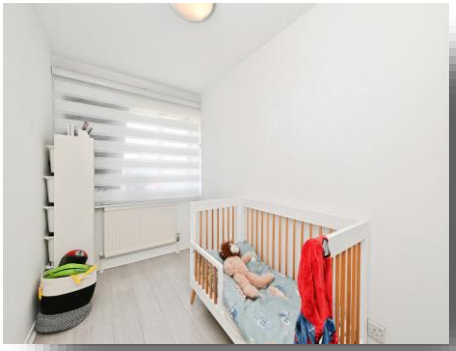
welcome to

Woodmill Mews, Hoddesdon

- Two bedroom mews style home
- No onward chain
- Courtyard style rear garden
- Off street parking
- Walking distance to Rye House station with direct links to London Liverpool Street
- Ideal first time purchase or investment
- Viewing recommended

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

£350,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
HSD113197 - 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 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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