



Burford Street, Hoddesdon EN11 8HX

welcome to

Burford Street, Hoddesdon

WILLIAM H BROWN are delighted to offer for sale this spacious ONE BEDROOM GROUND FLOOR MAISONETTE being offered with a SHARE OF FREEHOLD, located within easy reach of Hoddesdon's vibrant town centre. Offering a PRIVATE GARDEN and being offered with VACANT POSSESSION.



Accommodation Comprises

Main private front door leading to:

Lounge / Diner

11' 1" x 17' 10" max (3.38m x 5.44m max)

Window to front aspect, power points, radiator, feature electric fireplace, radiator, tv point.

Inner Hallway

Radiator, storage cupboard, door to kitchen, bedroom and shower room.

Kitchen

10' 10" x 6' 10" (3.30m x 2.08m)

Fitted with a range of modern wall cupboards, ample work tops with cupboards and drawers under. Fitted gas hob with oven and extractor fan, plumbing for washing machine, space for upright fridge freezer, spot lights, door leading to private rear garden.

Shower Room

Walk in double shower cubicle, low flush wc, sink unit with vanity below, window, heated chrome towel rail, extractor fan, spot lights.

Bedroom

10' 1" x 8' 10" (3.07m x 2.69m)

Built in mirror fronted wardrobes, two windows, radiator, power points.

Rear Garden

Private rear garden with paved area, lawned area, timber built shed.

Front Garden

Paved with fence.

Agents Note

The term of the lease is 99 years from the 1st Jan 1997, which means there are currently 71 years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquiries. The property is held on a leasehold title with the buyer benefitting from a Share of the Freehold on completion and will collectively become

a member of the Freehold with the other leaseholders. We would ask that enquiries are raised in regard to this type of transaction through your conveyance and seek confirmation of lending ability before proceeding.



view this property online williamhbrown.co.uk/Property/HSD112603



welcome to

Burford Street, Hoddesdon

- SHARE OF THE FREEHOLD
- Spacious Living Accommodation
- Private Front Door & Private Rear Garden
- Shower Room
- No Upward Chain

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£225,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HSD112603](https://www.williamhbrown.co.uk/Property/HSD112603)



Property Ref:
HSD112603 - 0004

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01992 464001



Hoddesdon@williamhbrown.co.uk



41 High Street, HODDESDON, Hertfordshire,
EN11 8TD



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)