



**Wallers Way, Hoddesdon EN11 9LH**

**welcome to**

**Wallers Way, Hoddesdon**

WILLIAM H BROWN are pleased to introduce to the market this THREE BEDROOM DETACHED family home being offered with NO UPWARD CHAIN, boasting an EN SUITE SHOWER ROOM, KITCHEN/DINING ROOM, UTILITY ROOM, GARAGE and DRIVE located within this popular development. An early viewing is highly recommended.



## Accommodation Comprises

Main front door leading to:

### Entrance Hall

Laminate flooring, stairs to first floor, radiator, coving to ceiling door to lounge, kitchen/breakfast room and ground floor cloakroom.

### Cloakroom

Low flush wc, sink unit, storage cupboard, radiator, laminate flooring, window, extractor fan.

### Kitchen / Diner

15' 1" max x 14' 2" max ( 4.60m max x 4.32m max )  
Wall cupboards, work tops, sink unit, space for cooker, under unit fridge and freezer, small breakfast bar, tiled flooring, radiator, window, double doors leading to lounge. Door to utility room.

### Utility Room

8' 10" x 5' ( 2.69m x 1.52m )  
Work tops, sink unit, plumbing for washing machine, window and door to side aspect leading to the rear garden. Tiled flooring.

### Lounge

21' 4" x 11' 1" max ( 6.50m x 3.38m max )  
Window and doors to rear aspect, radiator, wall light points, coving to ceiling, feature fireplace with attractive surround.

### Rear Garden

Paved and lawned area. Garden shed, rear gate, fenced boundaries and side access.

### First Floor Landing

Window to front aspect, loft access, airing cupboard, door to:

### Bedroom 1

15' 2" max x 7' 10" max ( 4.62m max x 2.39m max )  
Window to front aspect, radiator, power points.

### En Suite Shower

A full tiled corner shower cubicle, low flush wc, sink

unit with vanity below, window, vaulted ceiling, spot lights.

### Bedroom 2

15' 2" max x 10' 11" max ( 4.62m max x 3.33m max )  
Window to rear aspect, power points, radiator, laminate flooring.

### Bedroom 3

8' 5" x 7' 9" ( 2.57m x 2.36m )  
Window to rear aspect, power points, laminate flooring.

### Family Bathroom

A panelled bath, shower attachment, sink unit with vanity below, low flush wc, vaulted ceiling, window.

### Front Garden

Paved area. Private gate leading to a small court yard area. Garage to rear with additional parking to the front of the garage.



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## **Wallers Way, Hoddesdon**

- Three Bedroom Detached Family Home
- Garage & Additional Parking
- Ground Floor Cloakroom & Utility Room
- Spacious Kitchen/Diner
- Bright & Airy Living Room
- Master Bedroom with En Suite Shower Room
- Private Rear Garden
- No Upward Chain

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in excess of

**£490,000**



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.



**william h brown**



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**Ground Floor**



**First Floor**

Total floor area 99.1 m<sup>2</sup> (1,067 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.focalagent.com](http://www.focalagent.com)