



Stanstead Road, Hoddesdon EN11 0RR

welcome to

Stanstead Road, Hoddesdon

WILLIAM H BROWN are delighted to present this well presented, EXTENDED FOUR BEDROOM DETACHED family home ideally located within this popular residential location only moments away from local amenities, reputable schools and good transport links. An early viewing is strongly advised.



Accommodation Comprises

Main front door to:

Entrance Porch

Door to:

Entrance Hall

Doors to lounge, dining room and kitchen.

Lounge

18' 7" x 13' (5.66m x 3.96m)

Dining Room

12' 6" x 11' 10" (3.81m x 3.61m)

Kitchen

19' x 9' 11" (5.79m x 3.02m)

Day Room Lounge

10' 6" x 12' 0" (5.03m x 3.67m)

Utility Room

23' 7" x 7' 3" (7.19m x 2.21m)

Ground Floor Cloakroom

First Floor Landing

Doors to bedrooms and bathroom.

Bedroom 1

16' 6" x 11' 11" (5.03m x 3.63m)

En Suite Shower Room

Bedroom 2

13' 3" x 11' 11" (4.04m x 3.63m)

Bedroom 3

12' x 11' 11" (3.66m x 3.63m)

Bedroom 4

9' 9" x 6' 8" (2.97m x 2.03m)

Bathroom

Garden Room

20' 11" x 19' 2" (6.38m x 5.84m)

Private Rear Garden

Front Garden

Driveway



Total floor area 172.9 m² (1,862 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



view this property online williamhbrown.co.uk/Property/HSD113114



welcome to

Stanstead Road, Hoddesdon

- Well presented and extended detached family home
- Four well proportioned bedrooms
- En suite shower room and family bathroom
- Utility room and separate wc
- Day room lounge
- Private rear garden
- Garden room with additional storage
- Off street parking for multiple vehicles

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

£800,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HSD113114



Property Ref:
HSD113114 - 0005

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