



High Wood Road, Hoddesdon EN11 9AJ

welcome to

High Wood Road, Hoddesdon

WILLIAM H BROWN are delighted to offer for sale this beautifully presented DOUBLE STOREY EXTENDED FOUR BEDROOM SEMI DETACHED family home ideally located within this sought after development. Boasting a stunning landscaped REAR GARDEN and OFF STREET PARKING, an early viewing is highly recommended



Accommodation Comprises

Main double glazed front door leading to:

Impressive Entrance Hall

Vertical radiator, Karndean flooring, double glazed window, double doors to lounge, stairs to first floor, door to garage and door to ground floor cloakroom.

Ground Floor Cloakroom

Low level wc, sink unit, extractor fan.

Lounge / Diner

Double glazed window to front aspect, double glazed door and window to rear aspect facing the rear garden, Karndean flooring, vertical radiators, fireplace, wall light points, understairs storage cupboard.

Kitchen

Beautifully presented and fitted with a range of modern wall cupboards and display units, work tops with cupboards and drawers under, integrated dishwasher, plumbing for washing machine, sink unit, built in Bosch oven, hob and extractor fan, space for fridge freezer, breakfast bar with additional storage below, underfloor heating, double glazed window and door leading to the landscaped rear garden.

First Floor Landing

Loft access,

Bedroom 1

Double glazed window to front aspect, power points, radiator. Walk in shower cubicle.

Bedroom 2

Double glazed window to front aspect, power points, radiator, laminate flooring, built in wardrobes.

Bedroom 3

Double glazed window to rear aspect, radiator, power points, laminate flooring, built in double wardrobes and further storage cupboard.

Bedroom 4

Double glazed window to front aspect, power points, radiator.

Family Bathroom

Comprising a panelled bath with shower attachment, bidet, low level wc, radiator, tiled flooring, double sink unit with vanity below,

Rear Garden

Beautifully landscaped rear garden comprising of a paved area, artificial lawn, flower borders,

Outbuilding

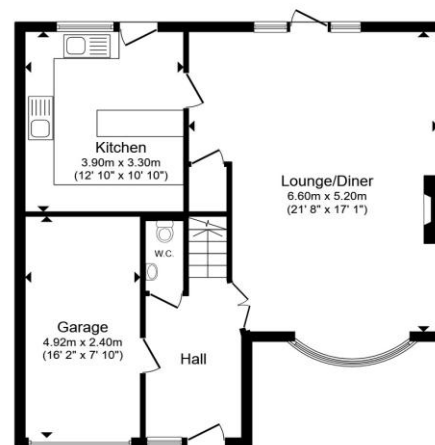
Gym/Outbuilding with light and power connected. Side access to front garden providing off street parking.

Garage

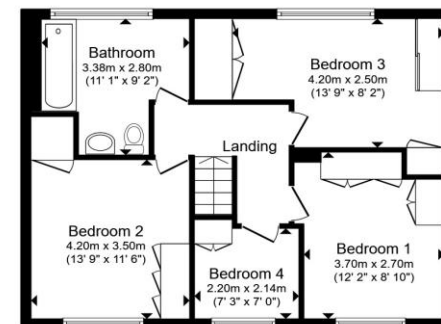
Up and over door, light and power connected. Plumbing for washing machine, wall mounted boiler, storage.

Front Garden

Off street parking



Ground Floor



First Floor

Total floor area 126.4 m² (1,360 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

High Wood Road, Hoddesdon

- Four bedroom family home
- Ground floor cloakroom & bathroom
- Spacious lounge/diner
- Beautifully design modern kitchen
- Stunning landscaped rear garden
- Outbuilding/gym
- Off street parking
- Sought after location

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

£585,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HSD113014 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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