



42 Murchison Road, Hoddesdon

In Excess of £500,000

pc.
PETER CUFFARO
ESTATE AGENTS

42 Murchison Road

Hoddesdon, Hoddesdon

Extended three bedroom end terraced family home situated to the North of Hoddesdon is within easy walking distance to Rye House Station, schooling for all ages, local shops and Hoddesdon Town Centre. The ground floor offers two large reception rooms with Three spacious bedrooms to the first floor.

Council Tax band: D

Tenure: Freehold

- Extended Three Bedroom Family Home
- Lounge
- Kitchen/Breakfast/Dining/Family Room
- Re-Fitted Bathroom
- Detached Double Garage
- Walking Distance to Station and Schooling for all ages
- Walking Distance to Hoddesdon Town Centre and Local Shops





Entrance Hall

8' 11" x 5' 10" (2.71m x 1.78m)

Lounge

13' 2" x 10' 10" (4.02m x 3.29m)

Family Room

17' 0" x 13' 2" (5.19m x 4.02m)

Kitchen/Diner

14' 11" x 12' 9" (4.55m x 3.89m)

Utility Room

5' 9" x 5' 5" (1.75m x 1.65m)

Cloakroom

5' 4" x 2' 9" (1.62m x 0.84m)

Bedroom One

12' 11" x 10' 6" (3.94m x 3.2m)

Bedroom Two

11' 3" x 10' 5" (3.42m x 3.18m)

Bedroom Three

8' 4" x 6' 4" (2.55m x 1.92m)

Bathroom

7' 5" x 6' 4" (2.25m x 1.93m)





MONEY LAUNDERING REGULATIONS: Purchasers need to produce identification documentation at a later stage, and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We endeavour to make our sales particulars accurate/reliable; they are only a guide to the property. Measurements indicated are supplied for guidance only and must be considered incorrect. Please note we have not tested the services or equipment/appliances in this property, we strongly advise prospective buyers to commission their own survey and service reports before finalising an offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE OR REPRESENT FACT OR FORM PART OF ANY OFFER/CONTRACT. THE MATTERS REFERRED TO IN THE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS/TENANTS. NEITHER PETER CUFFARO ESTATE AGENTS OR ANY OF ITS EMPLOYEES/AGENTS HAVE AUTHORITY TO MAKE/GIVE ANY REPRESENTATION OR WARRANTY IN RELATION TO THIS PROPERTY.