

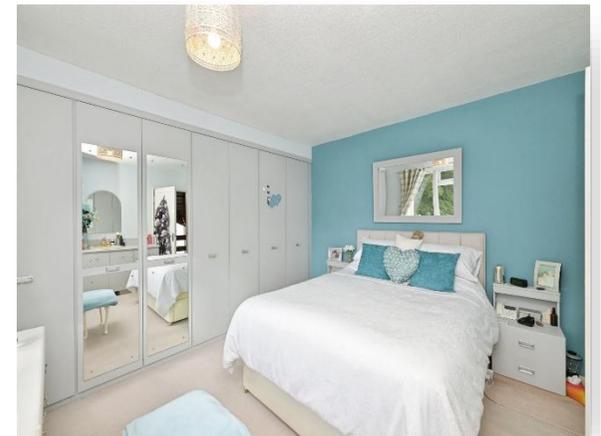


Rosehill Close, Hoddesdon EN11 8NH

welcome to

Rosehill Close, Hoddesdon

WILLIAM H BROWN are thrilled to offer this outstanding THREE BEDROOM SEMI DETACHED HOME with stunning views over Barclay Park, boasting spacious living accommodation throughout, OFF STREET PARKING located within the desirable Rosehill Close location and walking distance to Hoddesdon town centre.



Accommodation Comprises

Main front door leading to:

Entrance Lobby

Door to:

Entrance Hall

Oak flooring, feature staircase to first floor, storage cupboard, coving to ceiling, radiator, door to:

Cloakroom

Low flush wc, feature window to front aspect, radiator, corner sink unit with vanity below. Doors to lounge and kitchen.

Kitchen / Breakfast Room

19' 10" max x 11' 6" max (6.05m max x 3.51m max)
Fitted with a range of modern wall cupboards, ample work surfaces with cupboards and drawers under. Fitted microwave, double oven, feature hob and extractor fan, stainless steel sink unit, space for American style fridge freezer, dishwasher, window to rear aspect, tiled walls, oak flooring, storage cupboards.

Dining Room

10' 10" x 10' 2" (3.30m x 3.10m)
French doors with side light windows leading out into the rear garden, oak flooring, window to side aspect, radiator.

Lounge

25' max x 12' 11" (7.62m max x 3.94m)
Window to front aspect, radiator, tv point and power points, wall light points, electric fireplace.

First Floor Landing

Window to side aspect, stairs to loft area, doors to:

Bedroom 1

14' 4" max x 11' 5" (4.37m max x 3.48m)
Two windows to front aspect, radiator, power points, built in wardrobes.

Bedroom 2

12' 2" max to front of wardrobes x 11' 11" (3.71m max to front of wardrobes x 3.63m)
Window to rear aspect, built in wardrobes, sink unit, power points, radiator.

Bedroom 3

8' 7" max x 8' 7" max (2.62m max x 2.62m max)
Window to front aspect, power points, radiator.

Bathroom / Shower Room

Fully tiled shower cubicle, a panelled bath, sink unit with vanity, low level flush wc, tiled walls, window to side aspect, heated chrome towel rail.

Loft Space

20' 6" x 10' 5" (6.25m x 3.17m)
Windows to rear aspect, power points.

Garage

8' 5" x 23' 10" (2.57m x 7.26m)
Large garage with wall mounted boiler, power points, light and power, up and over door. Door to:

Utility Room

10' 11" x 8' 4" (3.33m x 2.54m)
Sink unit, cupboards, plumbing for washing machine and tumble dryer. Window to rear aspect and door leading to rear garden.

Rear Garden

SOUTH FACING rear garden with an attractive patio area, lawned area, mature flower borders, fenced boundaries, outside light and outside water tap.

Front Garden

Private driveway providing ample off street parking, lawned area and flower borders.



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welcome to

Rosehill Close, Hoddesdon

- Three Bedroom Semi Detached Home
- Loft Space
- Two Reception Rooms
- Ground Floor Cloakroom & First Floor Bathroom
- Large Garage
- South Facing Rear Garden
- Private Drive
- Popular Cul de Sac with Stunning Views

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in the region of

£625,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HSD112615



Property Ref:
HSD112615 - 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.



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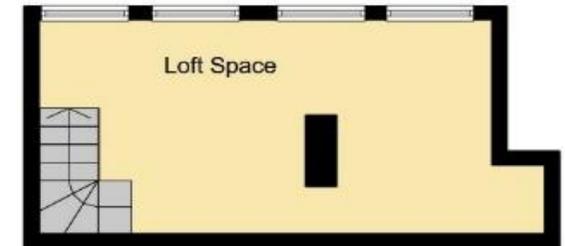
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Ground Floor



First Floor



Second Floor

Total floor area 166.2 m² (1,789 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