



Riversmead, Hoddesdon EN11 8DP

welcome to

Riversmead, Hoddesdon

WILLIAM H BROWN are pleased to offer for sale this NO CHAIN FOUR BEDROOM DETACHED family home with DOUBLE GARAGE, SOUTH FACING GARDEN situated within this sought after cul de sac position, easily accessible to Hoddesdon town centre and its wide range of amenities.



Accommodation Comprises

Main front entrance door to:

Entrance Hall

Stairs to first floor, door to garage, doors to:

Groundfloor Cloakroom

Low flush WC, sink unit, window.

Lounge

19' 4" max x 12' 8" max (5.89m max x 3.86m max)
Doors leading to the rear garden, window to side aspect, large understairs storage cupboard, power points, TV point, radiator.

Dining Room

10' 11" x 8' 11" (3.33m x 2.72m)
Window, parquet flooring, radiator, power points.

Kitchen

21' 4" x 8' 11" (6.50m x 2.72m)
Wall cupboards, ample work tops with cupboards and drawers under, hob, oven and extractor fan, sink unit, washing machine, window and doors.

Double Garage

17' 2" x 16' 2" (5.23m x 4.93m)
Up and over door, light and power connected.

First Floor Landing

Loft access, door to:

Bedroom 1

17' 2" x 12' 7" max (5.23m x 3.84m max)
Window, power points, radiator.

Bedroom 2

10' 3" x 8' 3" (3.12m x 2.51m)
Window, power points, radiator.

Bedroom 3

9' 4" x 7' 4" (2.84m x 2.24m)
Window, power points, radiator.

Bedroom 4

11' 2" x 6' 10" max (3.40m x 2.08m max)
Window, radiator, power points.

Shower Room

Comprising a shower cubicle, low level flush WC, window, sink unit.

Rear Garden

South Facing rear garden with paved area, lawned area, garden shed with light and power connected.
Side access leading to:

Front Garden

Providing ample off street parking leading to the double garage.



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welcome to

Riversmead, Hoddesdon

- Spacious Chain Free Detached Family Home
- Four Good Sized Bedrooms
- Ground Floor Cloakroom
- Well Appointed Kitchen
- Spacious Lounge with Ample Natural Light
- Upstairs Shower Room
- Private South Facing Rear Garden
- Double Garage & Drive

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

offers in excess of

£580,000



Please note the marker reflects the
postcode not the actual property

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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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Ground Floor



First Floor

Total floor area 130.8 m² (1,408 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