



**Whittingstall Road, HODDESDON EN11 0LJ**

**welcome to**

**Whittingstall Road, HODDESDON**

WILLIAM H BROWN are delighted to offer for sale this SPACIOUS FOUR BEDROOM DOUBLE STOREY EXTENDED, SEMI DETACHED family home with AMPLE OFF STREET PARKING and being offered with NO ONWARD CHAIN. Further benefits include being within just under a mile walk to Rye House railway station.



## **Accommodation Comprises**

Main front door leading to:

### **Entrance Hall**

Stairs to first floor, door to lounge/dining area.

### **Lounge Area**

Window to front aspect, power points, oak flooring, radiator.

### **Dining Area**

Doors leading to the rear garden, radiator, power points, oak flooring.

### **L Shaped Kitchen**

With a range of modern wall cupboards, ample work surfaces with cupboards and drawers under, space for cooker and dishwasher. Sink unit, window to rear aspect. Breakfast bar with storage below. Doors to study, utility room, cloakroom and conservatory.

### **Study**

Window to front aspect, radiator, power points, oak flooring.

### **Utility Room**

Space and plumbing for washing machine and tumble dryer.

### **Ground Floor Cloakroom**

Low flush wc, sink unit, window to rear aspect.

### **Conservatory**

Windows and doors leading to rear aspect, power points.

### **First Floor Landing**

Loft access, door to:

### **Bedroom 1**

Window to front aspect, power points, radiator, fitted wardrobe. Door to:

### **En Suite Shower Room**

Fully tiled shower cubicle, low flush WC, sink unit with vanity below, heated chrome towel rail, window to front aspect.

### **Bedroom 2**

Window to front aspect, power points, radiator, built in wardrobes.

### **Bedroom 3**

Window to rear aspect, power points, radiator, built in wardrobes.

### **Bedroom 4**

Window to rear aspect, power points, radiator.

### **Bathroom**

A panelled bath, sink unit with vanity below, low level flush WC, window to rear aspect, heated chrome towel rail.

### **Rear Garden**

Paved and lawned area, fenced boundaries.

### **Front Garden**

Off street parking.



**view this property online** [williamhbrown.co.uk/Property/HSD112727](http://williamhbrown.co.uk/Property/HSD112727)



welcome to

## Whittingstall Road, HODDESDON

- Double Storey Extended Semi Detached Family Home
- En Suite to Master Bedroom
- Four Well Proportioned Bedrooms
- Family Bathroom & Ground Floor Cloakroom
- Study & Utility Room
- Conservatory
- Well Proportioned Rear Garden & Ample Off Street Parking
- No Onward Chain

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in excess of **£575,000**



Please note the marker reflects the postcode not the actual property

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



**01992 464001**



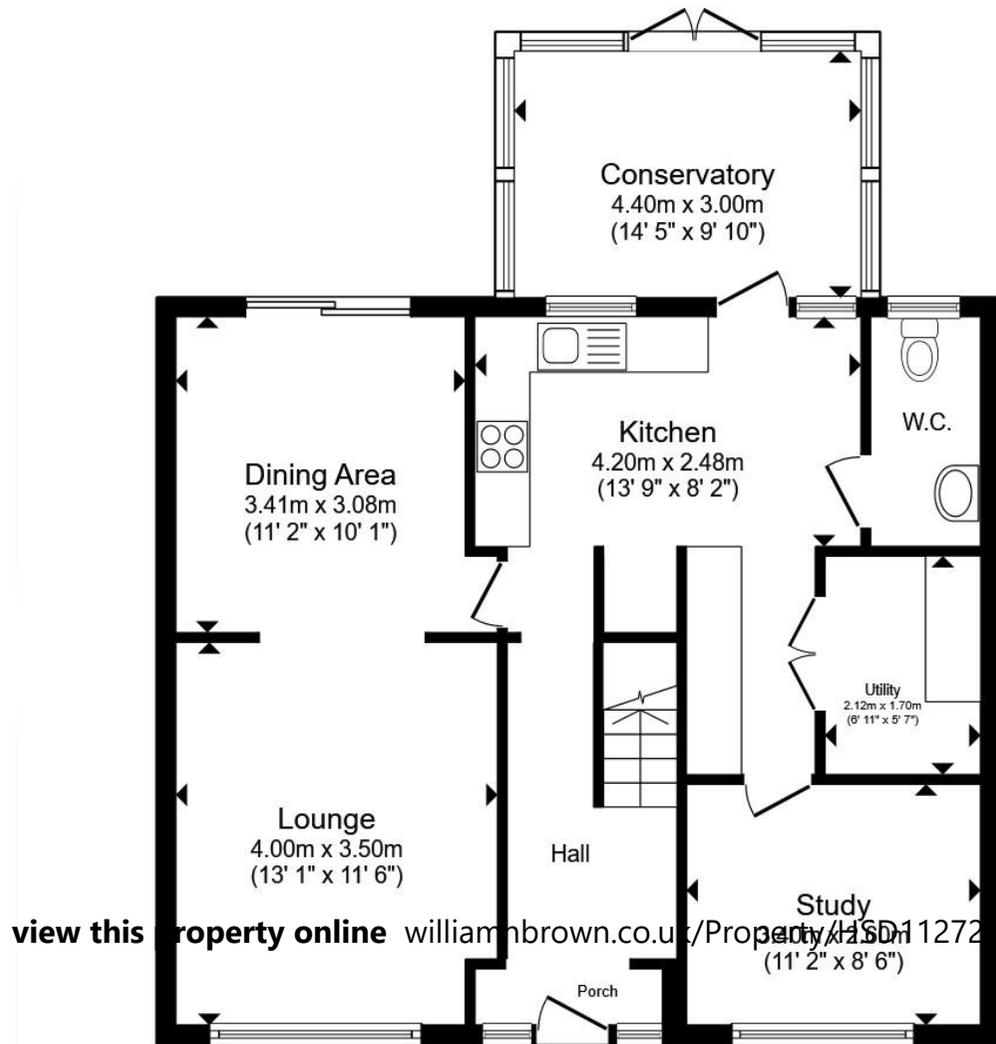
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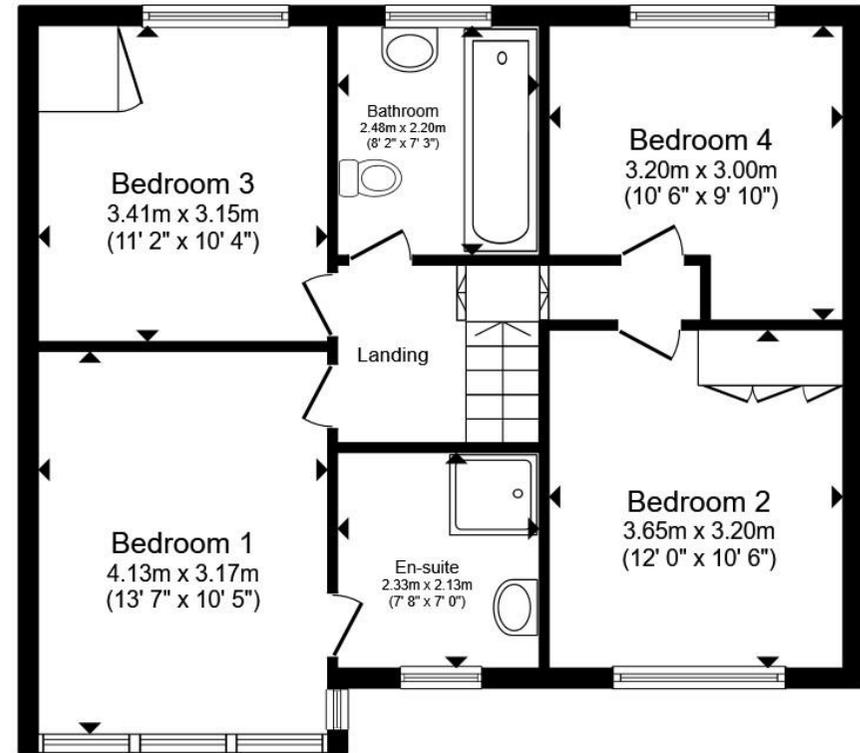
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**Ground Floor**



**First Floor**

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Property Ref:  
HSD112727 - 0013

Total floor area 140.5 m<sup>2</sup> (1,512 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](http://www.propertybox.io)

