



**Rodney Crescent, Hoddesdon EN11 9EW**

**welcome to**

**Rodney Crescent, Hoddesdon**

WILLIAM H BROWN are pleased to offer for sale this truly outstanding DOUBLE STOREY EXTENDED FOUR BEDROOM family home with 2 RECEPTION ROOMS, UTILITY ROOM, WORK SHOP, ADDITIONAL PARKING to rear with gated entrance, and AMPLE OFF STREET PARKING to front. An internal viewing is highly recommended.



## **Accommodation Comprises**

Main front door leading to:

### **Entrance Lobby**

Storage cupboard, access to lounge/dining room.

### **Lounge / Dining Room**

Lounge with window to front aspect, feature chimney breast with storage cupboards. Dining area with stairs to first floor,understair door recess, wall light points, radiators, access to kitchen, door to Cinema room/Reception 2.

### **Reception 2 / Cinema Room**

Window to front aspect, power points, wall mounted aircon unit, door to utility room.

### **Utility Room**

Wall and base units with work surfaces, sink unit, plumbing for washing machine and space for tumble dryer and fridge freezer, window and door to rear garden. (Potential to create a ground floor cloakroom subject to the necessary planning consent).

### **Kitchen**

Fitted with a range of wall and base units with ample work surfaces, sink unit, space for Range Master style cooker, extractor fan over, plumbing for dishwasher, space for American style fridge freezer, window to side, rear and door to the rear garden.

### **First Floor Landing**

Loft access. Door to :

### **Master Bedroom**

Window to front aspect, power points, built in wardrobes, double radiator, wall mounted aircon unit.

### **En Suite Shower Room**

Walk in double shower cubicle, low flush wc, sink unit with vanity below, feature mirror with led light and storage, window to rear aspect, tiled walls, spot lights.

### **Bedroom 2**

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

### **Bedroom 3**

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

### **Bedroom 4**

Window to front aspect, power points, radiator, storage cupboard.

### **Family Bathroom**

A panel enclosed bath with shower attachment, sink unit with vanity below, low flush wc, window to rear aspect.

### **Rear Garden**

Paved and lawned area, raised flower borders, To side of property there is access to storage with light and power connected. Outside lighting and water.

### **Outbuilding**

Detached work shop, additional parking with gated entrance.

### **Front Garden**

Ample off street parking.

### **Agents Note**

Every room in the property, including outbuildings, has high speed wired internet and WiFi currently at 1Gbit.



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## Rodney Crescent, Hoddesdon

- Double Storey Extended Four Bedroom Family Home
- Exceptionally Presented Throughout
- 2 Large Reception Rooms
- Utility Room
- Luxury Bathroom & En Suite Shower Room
- Outbuilding/Workshop
- Meticulously Kept Rear Garden
- Ample Off Street Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: E

**£625,000**



Property Ref: HSD112781 - 0003



Please note the marker reflects the postcode not the actual property

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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.



william h brown



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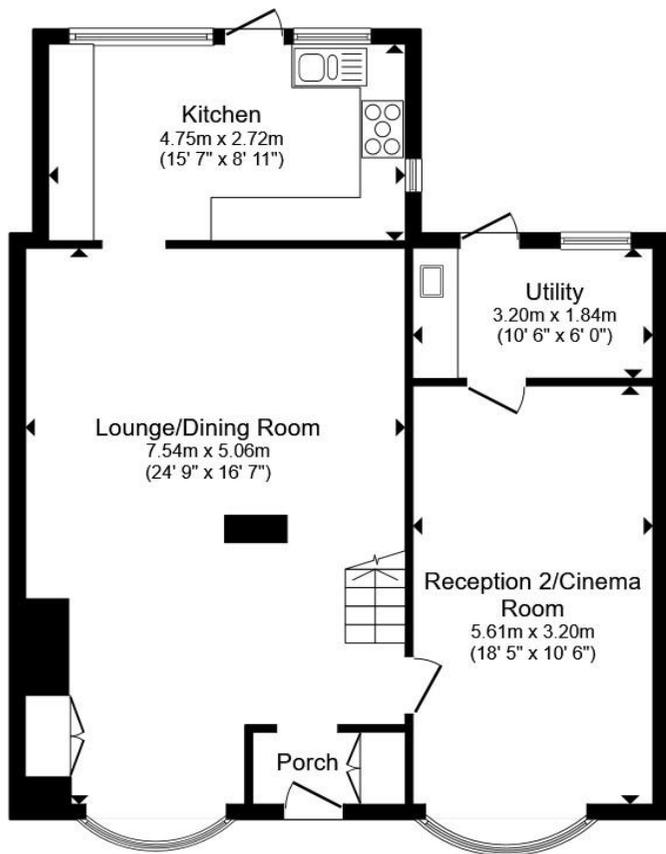
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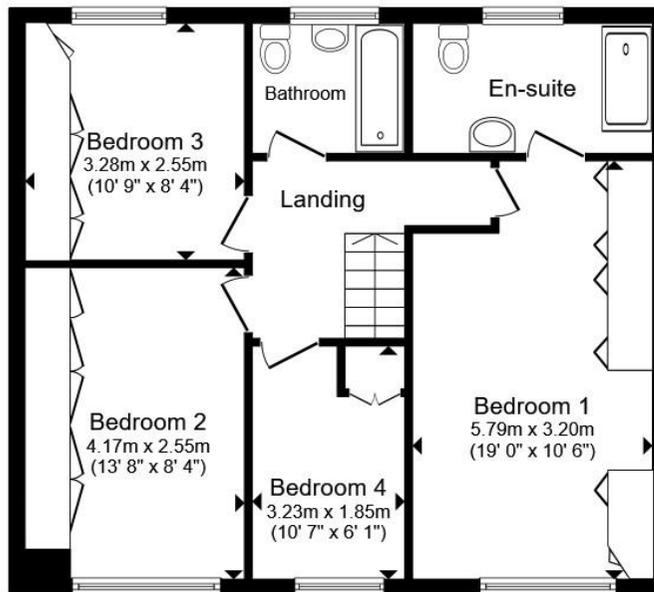
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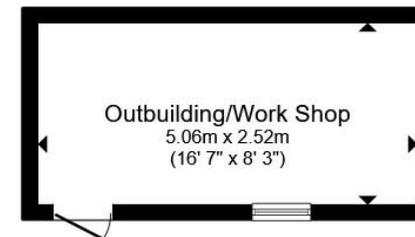
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**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 156.5 m<sup>2</sup> (1,684 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)