



**Granville Gardens, Hoddesdon EN11 9QB**

**welcome to**

**Granville Gardens, Hoddesdon**

WILLIAM H BROWN are delighted to offer for sale this THREE BEDROOM SEMI DETACHED family home, located within this desirable road. The property offers great potential for both side and rear extensions (STPP), SOUTH FACING REAR GARDEN and being offered with NO UPWARD CHAIN.



## Accommodation Comprises

Main front door to:

### Entrance Porch

Storage cupboard, laminate flooring, door to:

### Lounge

Window to front aspect, power points, radiator, stairs to first floor.

### Dining Area

Window to rear aspect, radiator, power points.

### Kitchen

Modern wall and base units with ample work surfaces, stainless steel sink unit, hob, oven, extractor fan, space for fridge freezer, washing machine, window and door to rear aspect, window to side aspect.

### First Floor Landing

Window to side aspect. Door to:

### Bedroom 1

Window to front aspect, radiator, power points.

### Bedroom 2

Window to rear aspect, radiator, power points.

### Bedroom 3

Window to front aspect, power points, radiator.

### Bathroom

A panel enclosed bath with shower attachment over, sink unit, window to rear aspect.

### Separate W C

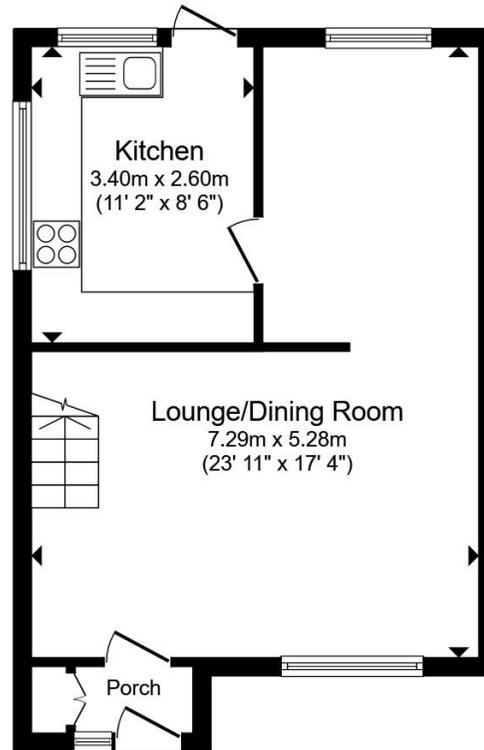
Low flush wc, window to rear aspect.

### Rear Garden

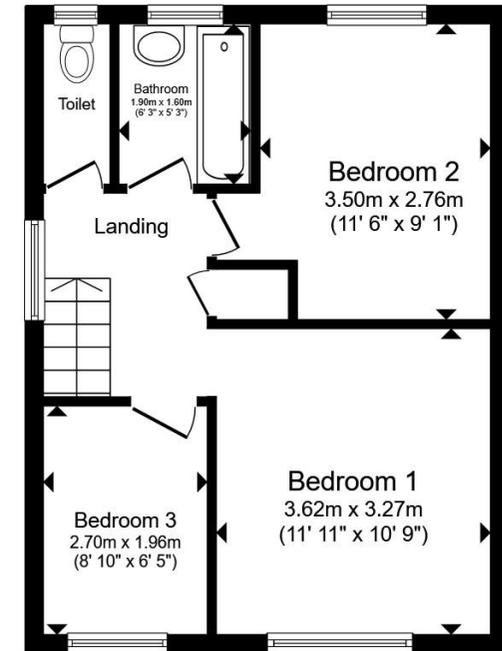
South facing rear garden, paved and lawned areas, fenced boundaries, off street parking to side.

### Front Garden

Lawn and path leading to front door. Parking for one car.



**Ground Floor**



**First Floor**

Total floor area 78.7 m<sup>2</sup> (847 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)



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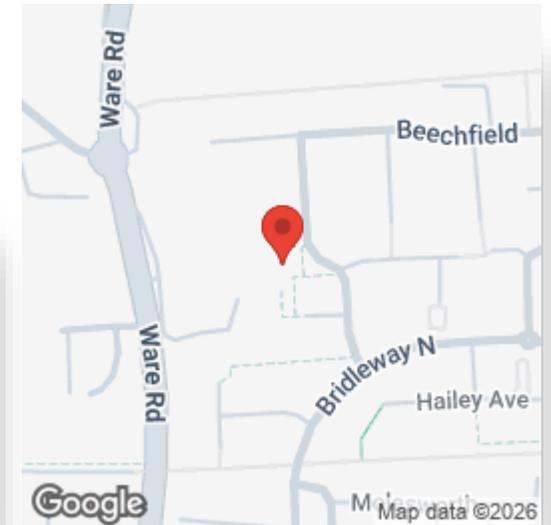
## Granville Gardens, Hoddesdon

- Three bedroom semi detached family home
- Potential to extended (stpp)
- Well presented throughout
- Modern fitted kitchen
- Bathroom and separate wc
- South facing rear garden
- Parking to side
- No onward chain

Tenure: Freehold EPC Rating: D

Council Tax Band: D

# £465,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HSD112864 - 0003

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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.



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