



**ABSOLUTE
PROPERTY**



**26 Barnfield Close
Hoddesdon, EN11 9EP
£450,000**



Absolute Property are pleased to offer this three bedroom family home located in a sought after residential cul de sac situated within a short walk to Rye House Railway Station, Local Shops, Schools and Hoddesdon Town Centre. The current owners have lovingly cared for and transformed this property into a stunning, individual family home. Each and every room has been decorated and well appointed with style and quality. This property has great potential for a rear extension (STPP). Benefits include a through lounge, kitchen/diner, off street parking, double glazing, gas central heating, secluded west facing rear garden and comes with the added advantage of being offered chain free. Viewing is highly recommended to avoid disappointment,



Accommodation Comprises:

Entrance Hall|Through Lounge/Diner|Modern Kitchen|Three Bedrooms|Family Bathroom|Off Street Parking|West Facing Rear Garden|

Barnfield Close:

This family home is beautifully presented and boasts light and spacious accommodation. The current owners have lovingly cared for and transformed this property into a stunning, individual family home. Each and every room has been decorated and well appointed with style and quality. There are three bedrooms to the upper floor in addition to a family bathroom. Downstairs the natural lit main reception faces the front and rear aspect allowing plenty of light to flow through. in addition you will find a luxury high spec kitchen with sliding door opening to the rear garden.

Outside:

The property is accessed via a driveway with mature shrub borders leading to the front door. The rear garden is West facing with patio and rest mainly laid to lawn with various mature shrub borders.

Location:

Barnfield Close is located in a sought after residential cul de sac situated within a short walk to Rye House Railway Station, Local Shops, Schools and Hoddesdon Town Centre. Just a short drive of the M25 allowing easy access to central London via the A1 and M1. London's airport are also easily reached 40 minutes to Heathrow and convenient for Gatwick, Stanstead and Luton. Within touching distance of the Capital, contemporary living at its best.

Disclosure: Please note that the vendor of this property is employed by the estate agency instructed to market the property. This information is provided in accordance with the Consumer Protection from Unfair Trading Regulations 2008.





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Total Area: 89.4 m² ... 962 ft² (excluding garden)

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(70-80) C			
(55-69) D		56	
(39-54) E			
(21-38) F			
(11-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			82
(81-91) B			
(70-80) C			
(55-69) D		58	
(39-54) E			
(21-38) F			
(11-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			