



95 Lord Street

Hoddesdon, EN11 8NG

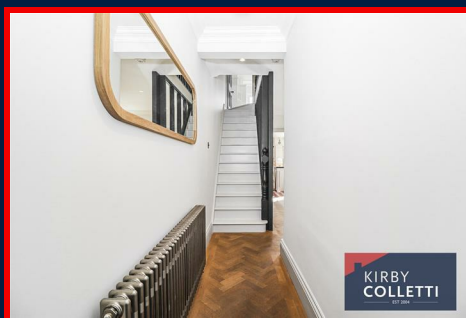
Price £485,000



OFFERED CHAIN FREE !!! KIRBY COLLETTI are delighted to market this truly exceptional THREE DOUBLE BEDROOM VICTORIAN HOUSE. The property has been refurbished by the present owner to an outstanding standard. With high level joinery and skilled craftsmanship throughout. Located in this highly desirable position being just a short walk to Hoddesdon Town Centre, Barclay Park, Hoddesdon Town Tennis/Cricket Club and a little over a mile to Broxbourne Railway Station.

Some of the many quality features include Lounge & Dining Room with Oak Flooring and Victorian Fireplaces, Bespoke 'Framed' Style Solid Wood Kitchen, Polished Column Radiators, Ceiling Speakers, Fitted Wooden Shutter Blinds, UPVC Double Glazed Windows, Ground Floor Bathroom & Separate W.C., Fitted Wardrobes, Brick Built Outbuilding/Study, South Facing Paved & Walled Courtyard Garden.

- NO UPWARD CHAIN
- DINING ROOM
- OAK FLOORING
- SHORT WALK TO TOWN & RAILWAY STATION
- BEAUTIFULLY RE FURBISHED & PRESENTED
- STUNNING BAY FRONTED LOUNGE
- BRICK BUILT OUTBUILDING/OFFICE
- THREE DOUBLE BEDROOM VICTORIAN HOUSE
- BESPOKE FITTED 'FRAMED' KITCHEN
- SOUTH FACING COURTYARD GARDEN



ACCOMMODATION

Entrance door to:

RECEPTION HALL

Oak 'Herringbone' Flooring. Coved cornice. Polished column radiator. Stairs up to first floor with glazed balustrading. Open to:

DINING ROOM

15 x 12'5 (4.57m x 3.78m)

Rear aspect uPVC double glazed window. Oak 'Herringbone' flooring. Coved cornice. Feature cast iron fireplace with tiled slips . Polished column radiator. Recessed ceiling spotlights. Ceiling speakers. Understairs storage cupboard and separate cupboards one with hanging rail for cloaks etc. Door to Kitchen and Opening to:

LOUNGE

14 into bay x 11'4 (4.27m into bay x 3.45m)

Front aspect uPVC double glazed bay window with fitted wooden shutter blinds. Oak 'Herringbone' flooring. Feature cast iron fireplace with tiled slips and hearth. Polished column radiator. Exposed beams and brickwork to one wall. Recessed ceiling spotlights.

QUALITY FITTED KITCHEN

12'10 x 8 (3.91m x 2.44m)

Side aspect uPVC double glazed window. Solid wood framed style wall and base units with wooden work surfaces over and crackle glazed brick pattern tiled splashbacks. Built in oven with gas hob above and exposed brick range surround with concealed extractor fan. Integrated dishwasher. Plumbing for washing machine. Cupboard housing wall mounted gas boiler. Tiled floor. Door to garden. Door to:

GROUND FLOOR BATHROOM

5'3 x5'3 (1.60m x1.60m)

Rear aspect uPVC double glazed window. Panel enclosed bath with mixer tap, shower attachment and glazed screen. Pedestal wash hand basin. Fully tiled walls and floor. Coved cornice. Doorway to:

SEPARATE W.C.

5'3 x 2'3 (1.60m x 0.69m)

Low level W.C. Half tiled walls and floor. Coved ceiling.

FIRST FLOOR LANDING

12'8 x 5'5 (3.86m x 1.65m)

Coved cornice. Recessed ceiling spotlights. Access to loft.

BEDROOM 1

15 x 11'10 (4.57m x 3.61m)

Front aspect uPVC double glazed window with fitted wooden shutter blinds. Feature fireplace. Bespoke Oak fitted wardrobes. Oak 'Chevron' flooring. Polished column radiator. Coved ceiling. Recessed ceiling spotlights. Ceiling speaker.

BEDROOM 2

12'7 x 9'2 (3.84m x 2.79m)

Rear aspect uPVC double glazed window with fitted wooden shutter blind. Oak 'Chevron' Flooring. Fitted wardrobes. Feature fireplace. Polished column radiator. Coved cornice.

BEDROOM 3

13 x 8 (3.96m x 2.44m)

Rear aspect uPVC double glazed window. Coved cornice. Airing cupboard. Recessed ceiling spotlights. Radiator.

OUTSIDE

COURTYARD GARDEN

32ft deep MAX. . Fully paved in Indian sandstone and Yellow Stock brick walling. Outside tap. Outside light. South facing.

OUTBUILDING/STUDY

12'2" x 8'9" (3.71m x 2.67m)

Bespoke fitted cabinetry and shelving. Paneled walls. Feature fireplace. Tiled floor. Power points

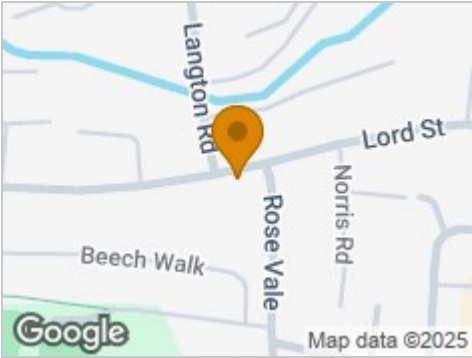
FRONT GARDEN

Paved pathway to front entrance with slate chipped area and hedging to front boundary. Bin storage area.

COUNCIL TAX- BAND D



Road Map



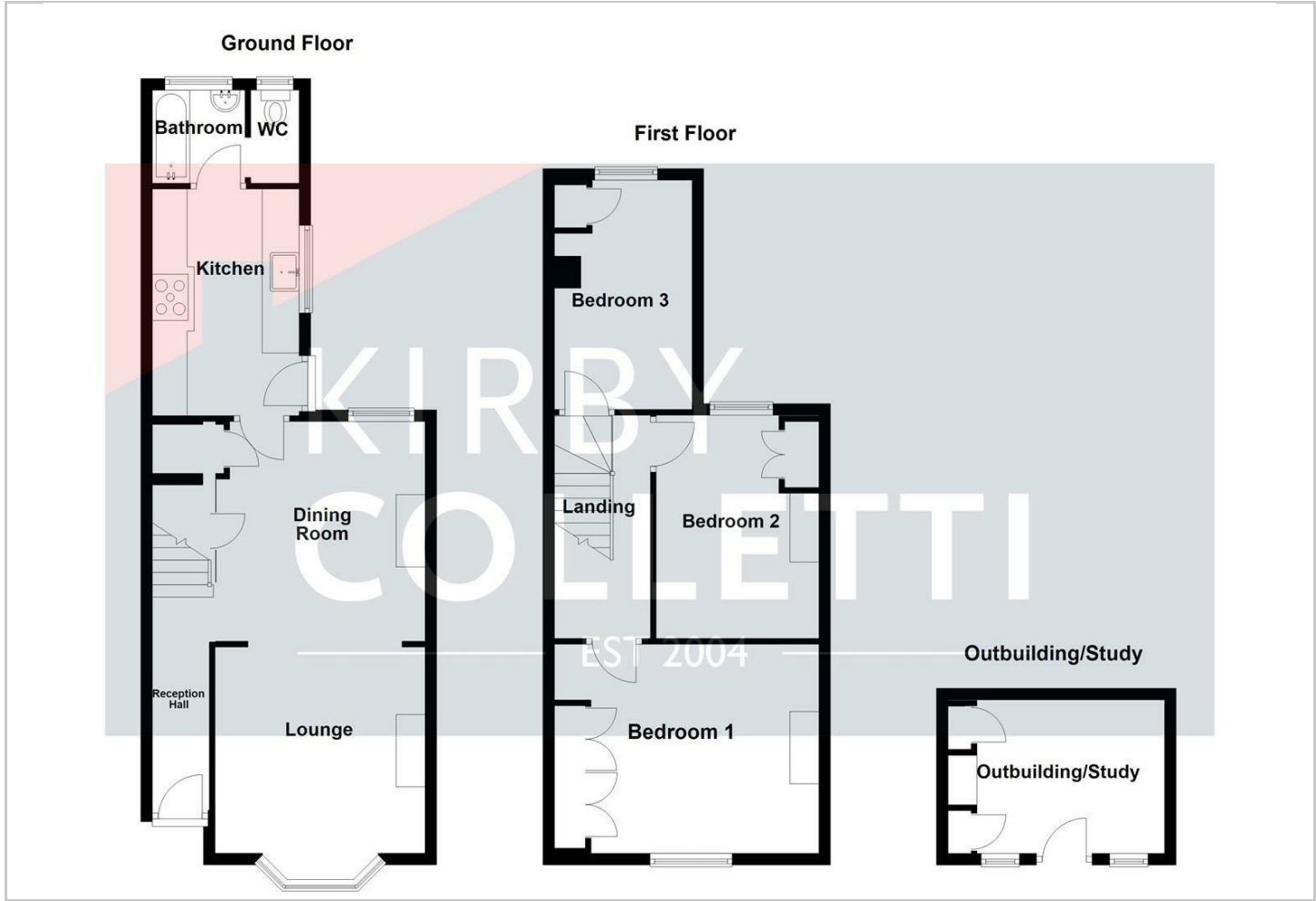
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

