

**Oliver
Minton**
Sales & Lettings

**53 Duke Street,
Hoddesdon**

EN11 8JD

Price Guide £415,000

A spacious semi-detached family home that is located in the centre of Hoddesdon, just a short walk to local shops, the main High Street, schools for all ages and a choice of stations. Rye House is around 0.7 miles distant, or Broxbourne main-line station is a short drive away and offers direct links to the City and Cambridge.

The property has been thoughtfully upgraded by the current owner and now offers a delightful ready-made home that includes Upvc triple glazing throughout, the majority of windows having tailor-made fitted shutter blinds, gas central heating, resin bonded driveway with parking for two good size vehicles and a stunning, easily maintained landscaped rear garden, complete with a bespoke green oak loggia that provides an undercover seating/dining area for use throughout the year.

The accommodation is arranged over two floors and comprises: Traditional entrance hall, dual aspect through living/dining room, fitted kitchen and adjacent utility room. There are three bedrooms and a family bathroom to the first floor.

Hoddesdon is a market town with Wednesday and Friday markets and a bustling, well used High Street. It has a good range of local independent retailers as well as a wide choice of well-known supermarkets. There is a very good selection of pubs and restaurants – and all are within easy walking distance of the property. Both state and private schools for all levels are available locally.

The area is popular with commuters, due to the good railway services to London and close proximity of the A10 and M25 for those who travel by car.

Hoddesdon is close to the Lea Valley Regional Park that offers a wealth of leisure and sporting pursuits. The town is also close to some beautiful Hertfordshire countryside including Broxbourne Woods, which is the county's only National Nature Reserve and also Hertfordshire Zoo (formerly Paradise Wildlife Park) is less than 4 miles away.



Accommodation

Front door opening to:

Traditional Hallway

Stairs rising to first floor. Under stairs cupboard. Radiator. Triple glazed frosted window to side.

Living/Dining Room 7.24m x 3.29m (23'9" x 10'9")

Bright dual aspect room with triple glazed window to front with fitted shutter blinds and wide bi-folding doors to the rear which open to the under-cover garden terrace. There is an attractive cast iron fireplace with open fire (currently capped, but could be re-opened) Two radiators. Wall lights and inset downlighting to ceiling.

Kitchen 3.63m x 2.03m (11'10" x 6'7")

Fitted with a modern range of wall, base and display cupboards with complementary work surfaces over. Inset one and a half bowl stainless steel sink and drainer. Tiling to splash-back areas. Free standing electric cooker with brushed steel splash-back and extractor above. Wood laminate flooring. Triple glazed window overlooking the garden. Open to:



Utility Room 3.17m x 1.34m (10'4" x 4'4")

Countertop work surfaces with space and plumbing for washing machine and tumble dryer. Additional storage/appliance space. Wall cupboards, one concealing a 'Worcester' wall mounted gas fired combination boiler. Wood laminate flooring. High level triple glazed window.

First Floor

Landing with plenty of light coming from a triple glazed frosted window to the side. Loft access hatch. The loft is boarded, has a pull-down ladder and has light connected.

Bedroom One 3.66m x 3.19m (12'0" x 10'5")

Triple glazed window to rear with fitted shutter blind. Radiator.

Bedroom Two 3.45m x 2.55 (11'3" x 8'4")

Measured up to wardrobes. Triple glazed window to front with fitted shutter blind. Radiator. Comprehensive range of built-in wardrobe cupboards to one wall with matching drawer unit and shelving.

Bedroom Three 2.26m x 1.88m (7'4" x 6'2")

Triple glazed window to front with fitted shutter blind. Radiator.

Bathroom 2.02m x 1.83m (6'7" x 6'0")

Fitted with a white suite. Panel enclosed bath with mixer tap. Over-bath 'Mira' electric shower and glazed screen. Pedestal wash hand basin. Low level w.c. Ceramic tiled walls. Radiator. Extractor fan. Triple glazed frosted window.

Exterior

The property is approached via a full width resin bonded driveway providing parking for two vehicles.

Landscaped Rear Garden

A particular feature of the property is the part walled, beautifully landscaped rear garden. A full width paved terrace to the immediate rear of the house sits under a most attractive and bespoke green oak loggia with a pitch tiled roof. This is a delightful addition and enables the garden to be used all year round. There is an additional raised deck area with an attractive hardwood greenhouse, however this would lend itself to other uses. The remainder of the garden is laid to artificial lawn with attractive, mature flower and shrub beds.

Services

Mains Mains services connected: Mains drainage, electricity and mains gas.

Combination mains gas fired boiler.

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>



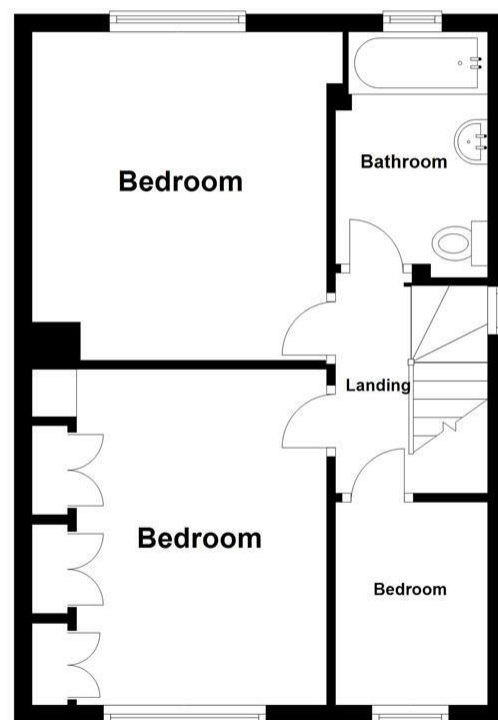
Ground Floor

Approx. 43.3 sq. metres (466.3 sq. feet)



First Floor

Approx. 37.2 sq. metres (400.1 sq. feet)



Total area: approx. 80.5 sq. metres (866.4 sq. feet)

MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616

Tenure: Freehold

Council Tax Band: D

Viewing Arrangements:

Strictly by appointment

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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