



**Elliot Heath**  
ESTATE AGENTS

24 Hoddesdon Road, Stanstead Abbots

In Excess of £450,000

# 24 Hoddesdon Road

Stanstead Abbots, Ware

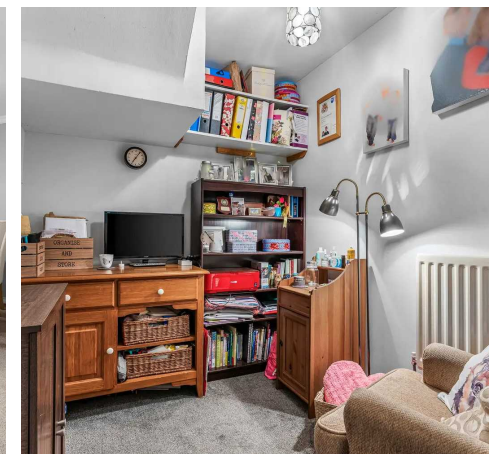
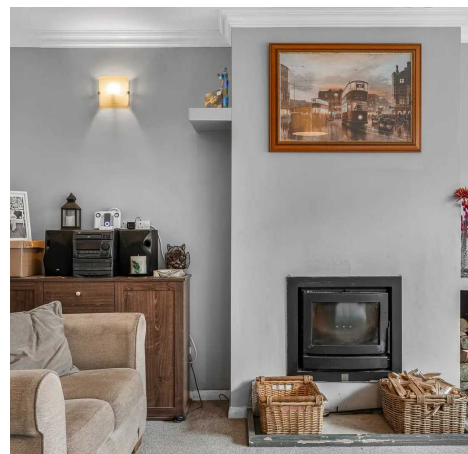
Spacious 3 bed family home near amenities, station & high street. Extended with garage converted for additional reception/bedroom, study, wc, kitchen, lounge/dining room. En suite & family bath. Gas heating, double glazing, rear garden, parking for 3 vehicles.

Council Tax band: E

Tenure: Freehold

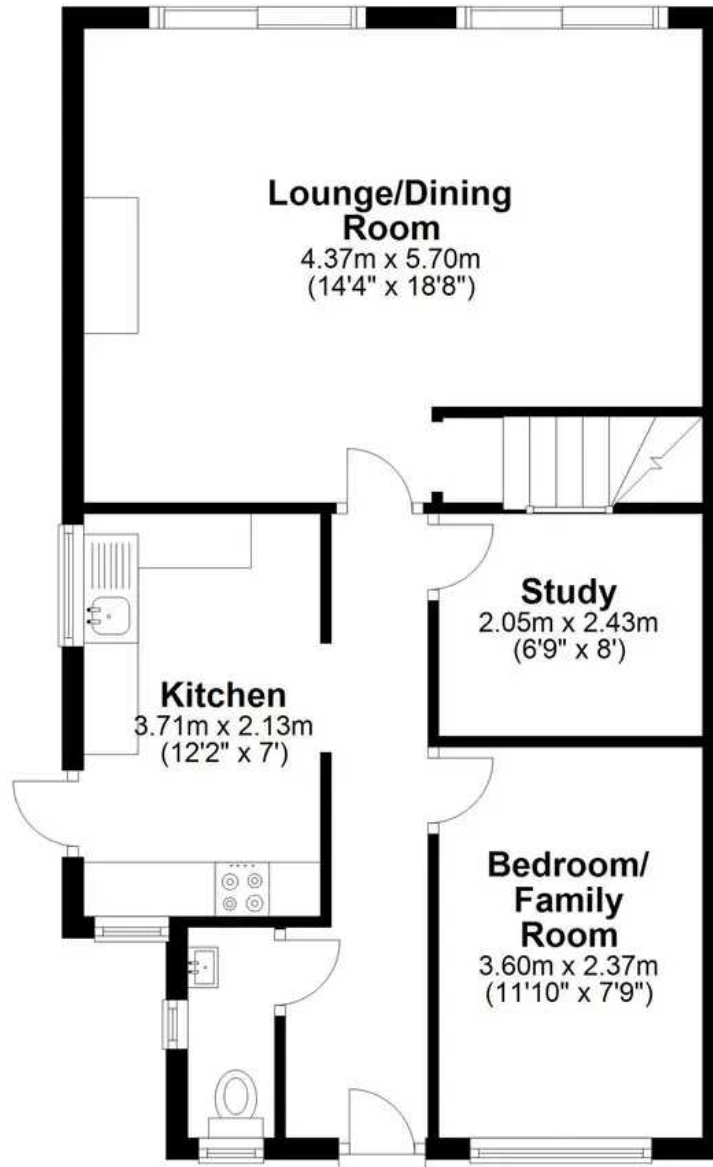
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



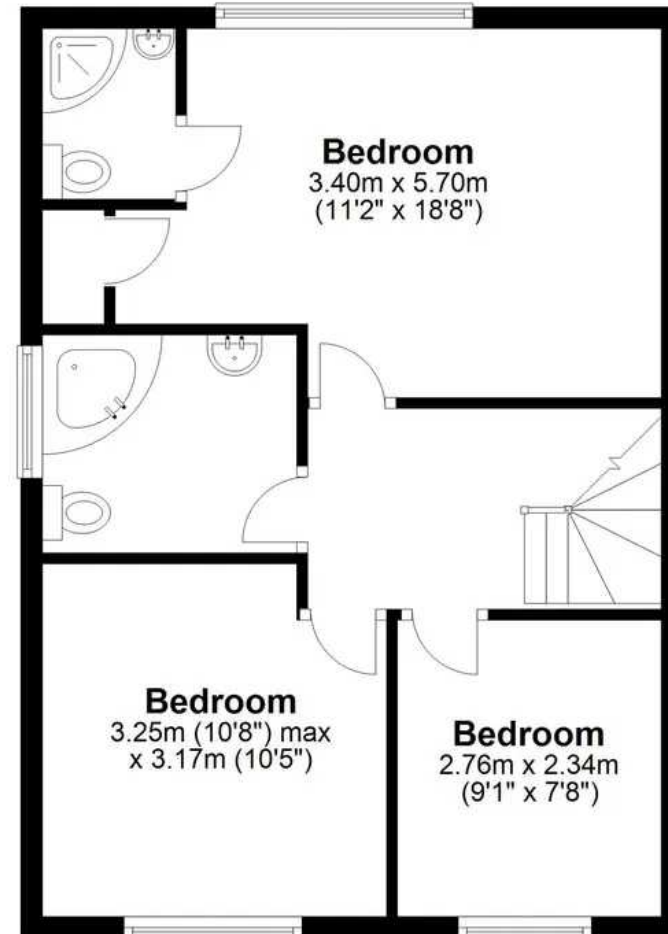
## Ground Floor

Approx. 55.9 sq. metres (601.7 sq. feet)



## First Floor

Approx. 46.7 sq. metres (502.8 sq. feet)



Total area: approx. 102.6 sq. metres (1104.5 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)

### Accommodation

Modern composite front door opening to:

### Entrance Hall

With wood effect flooring, radiator, doors to:

### Downstairs WC

With Upvc double glazed windows to front and side aspect with obscure glass. Fitted with a suite comprising low level w.c, vanity unit with inset wash hand basin, radiator.

### Bedroom/Family Room

11' 10" x 7' 9" (3.61m x 2.36m)

With Upvc double glazed window to front aspect, radiator, wood effect flooring, built in cupboards housing meters.

### Study

6' 9" x 8' 0" (2.06m x 2.44m)

Part glazed door from hallway, radiator.

### Kitchen

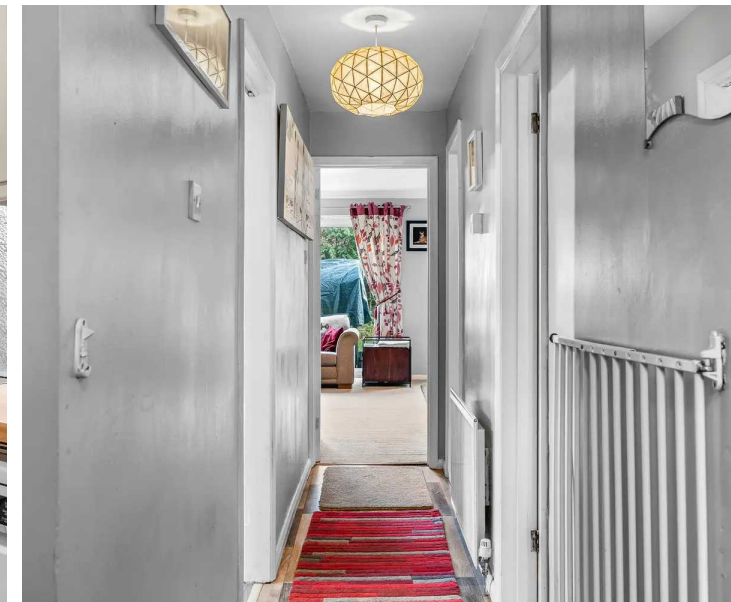
12' 2" x 7' 0" (3.71m x 2.13m)

With Upvc double glazed windows to front and side aspect and double glazed door outside. Fitted with a range of wall and base storage units with complementary work surfaces over incorporating an inset one and a half bowl sink and drainer unit, built-in oven/grill with four ring gas hob and extractor over, appliance space, wall mounted boiler, tiled splash back areas, wood effect flooring.

### Lounge/Dining Room

14' 4" x 18' 8" (4.37m x 5.69m)

With two sets of Upvc double glazed sliding doors spanning almost the full width of the room and opening onto the garden, feature fireplace housing a recessed wood burner. two radiators, enclosed turning staircase to first floor with deep under stairs storage cupboard.



### **First Floor Landing**

Loft access hatch with pull-down ladder and light connected, doors to:

### **Bedroom One**

11' 2" x 18' 8" (3.40m x 5.69m)

With Upvc double glazed window to rear aspect, radiator, large sliding double door wardrobe cupboard to remain, wood effect flooring, recessed airing cupboard housing hot water cylinder. Door to:

### **En Suite Shower Room**

Fitted with a suite comprising corner shower cubicle with curved glazed screen, low level w.c., vanity unit with inset wash hand basin, heated towel rail, fully tiled walls, wood effect flooring.

### **Bedroom Two**

10' 8" x 10' 5" (3.25m x 3.18m)

With Upvc double glazed window to front aspect, radiator.

### **Bedroom Three**

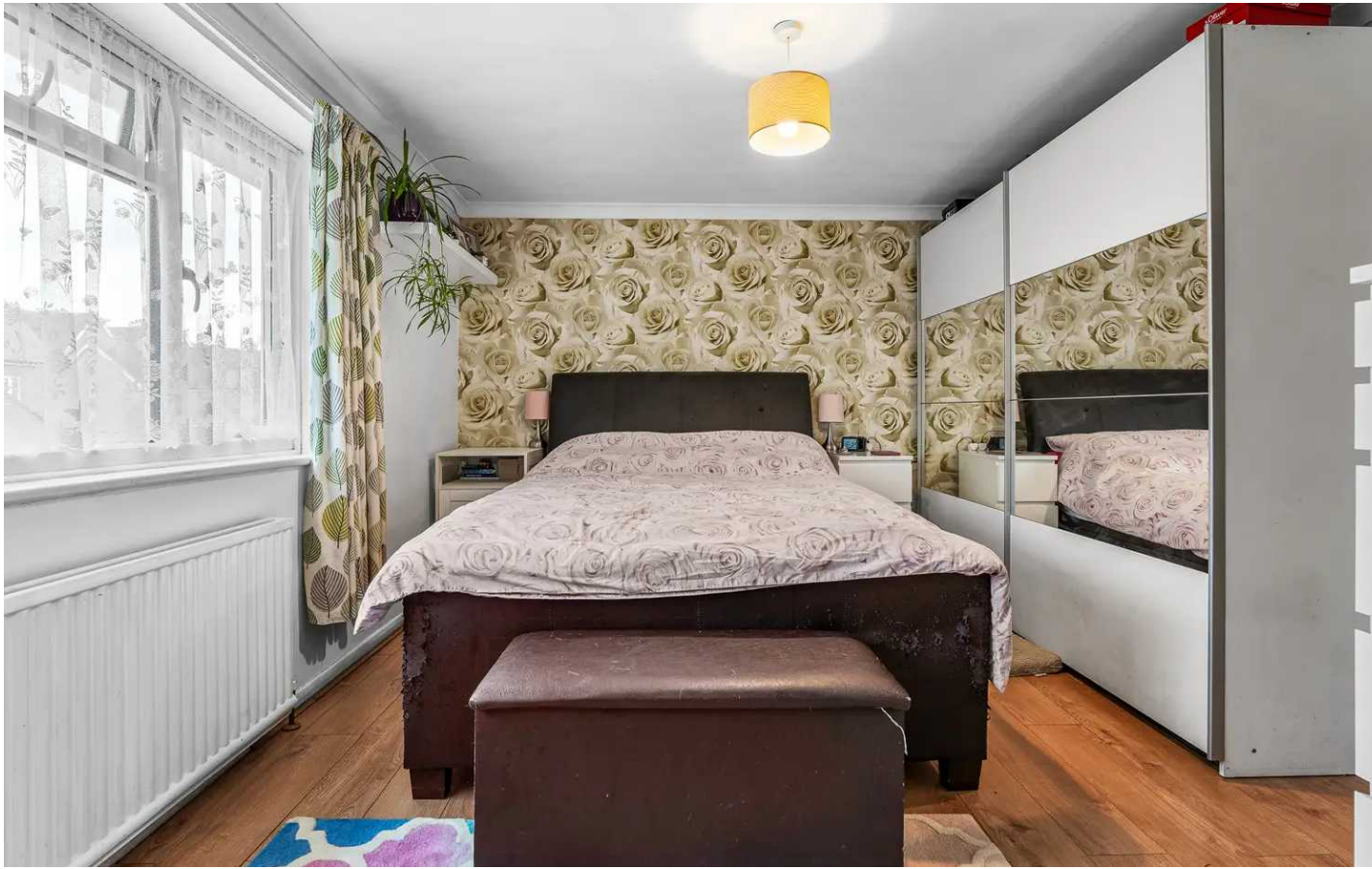
9' 1" x 7' 8" (2.77m x 2.34m)

With Upvc double glazed window to front aspect, radiator, double sliding door wardrobe cupboard to remain.

### **Bathroom**

With Upvc double glazed window to side aspect with obscure glass. Fitted with a suite comprising large panel enclosed corner bath, pedestal wash hand basin, low level wc, radiator, tiled walls.





## GARDEN

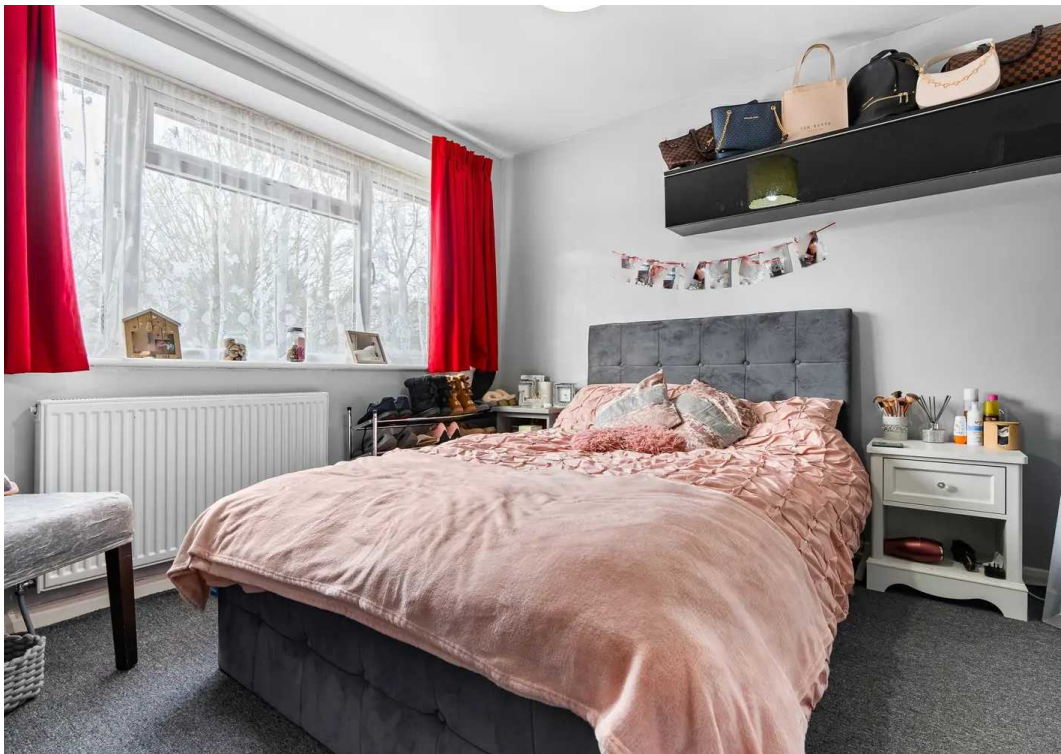
Fully enclosed and well screened, to the immediate rear of the house there is a paved terrace area, leading on to a central lawn and pathway. An abundance and variety of mature planting flank the borders. There is a further seating area to the far rear of the garden and a sizeable timber garden shed. Gated side access leads through to the front.

## DRIVEWAY

3 Parking Spaces

The property benefits from a wide, block paved driveway providing parking for three vehicles.







## Elliot Heath Estate Agents

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