



Elliot Heath
ESTATE AGENTS

61 Old Highway, HODDESDON
Guide Price £390,000

61 Old Highway

HODDESDON, Hoddesdon

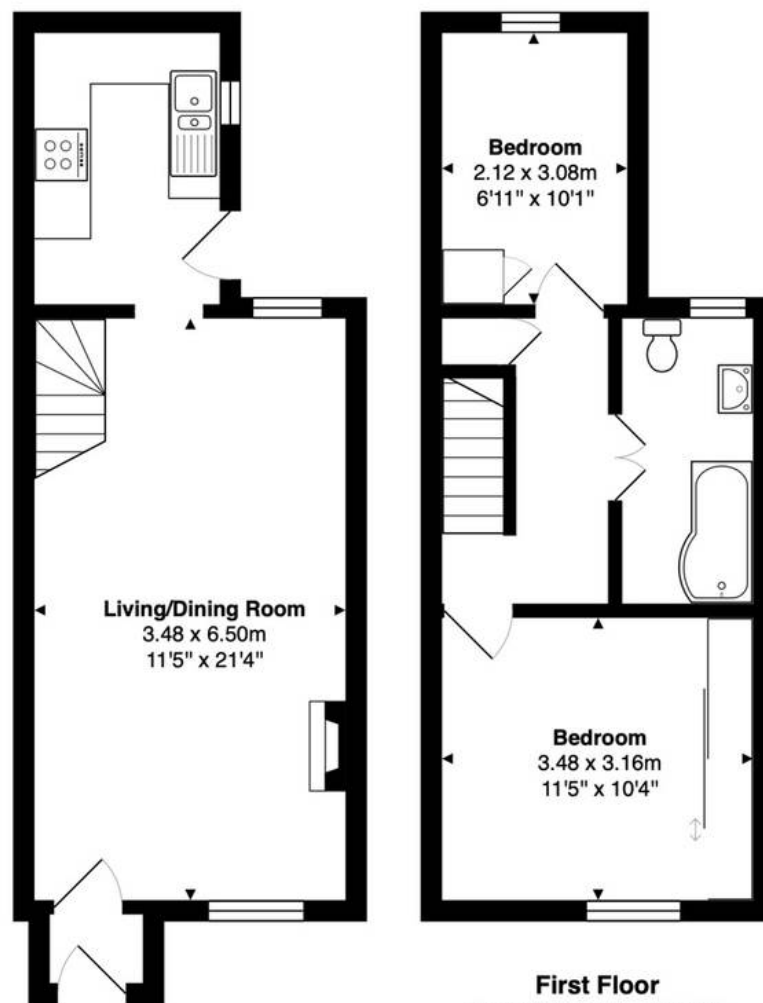
Charming 2-bed Victorian cottage, open-plan living, feature fireplace, kitchen, 90ft garden, 1st-floor bathroom, near Old Highway Recreational Ground. Shops, bus routes, Rye House station nearby. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





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

Accommodation

With double glazed front entrance door to:

Entrance Lobby

With wood flooring and door to:

Living/Dining Room

11' 5" x 21' 4" (3.48m x 6.50m)

Living Room

With double glazed window to front aspect, radiator, feature fireplace, wood effect flooring, open to:

Dining Room

With double glazed window to rear aspect, stairs rising to first floor landing, under stairs storage cupboards, radiator, wood effect flooring, radiator, open to:

Kitchen

With double glazed window and door to the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, cupboard housing wall mounted boiler, tiled splash back areas, wood effect flooring.

First Floor Landing

With built in storage cupboard and doors to:

Bedroom One

11' 5" x 10' 4" (3.48m x 3.16m)

With double glazed window to front aspect, vertical radiator, fitted wardrobe cupboards with mirrored sliding doors.

Bedroom Two

6' 11" x 10' 1" (2.12m x 3.08m)

With double glazed window to rear aspect, airing cupboard, radiator.

Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, chrome heated towel rail.





FRONT GARDEN

Low maintenance front garden laid with shingle and mature hedge, gated access to the rear garden.

REAR GARDEN

South westerly aspect rear garden measuring approximately 90ft with a paved and shingle area leading to a decked seating area with the remainder laid to lawn, mature planting, large timber garden shed and fenced boundaries.

ON STREET

1 Parking Space







Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street - SG12 7AA

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk