



WESTWOODLEBER

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Beyers Gardens, Hoddesdon, EN11 9PY  
£459,995





## Beyers Gardens, Hoddesdon, EN11 9PY

Westwood Leber are delighted to bring to the market excellent three bedroom family home boasting an extensive range of features and deceptively spacious living accommodation throughout. The property is situated within this popular development and easily accessible to local amenities. This exceptional three bedroom family home boasts a beautifully presented high gloss kitchen/breakfast area, downstairs shower room and utility, large first floor bathroom, well sized rear garden rear garden and a large driveway for ample vehicles leading to the garage.

Beyers Gardens is situated within this popular development to the north of Hoddesdon town and easily accessible to the ever popular John Warner school and sports centre as well as many other schools for all age groups, local shops and excellent transport links. Rye House mainline station is within 1.1m and St Margaret's station 1.4m both serving London Liverpool Street.



KITCHEN  
RULES  
IF YOU EAT IT  
FEEL IT  
IF YOU DIRTY IT  
CLEAN IT  
IF YOU OPEN IT  
CLOSE IT  
IF YOU SPILL IT  
WIPE IT  
IF YOU COOK IT  
SHARE IT

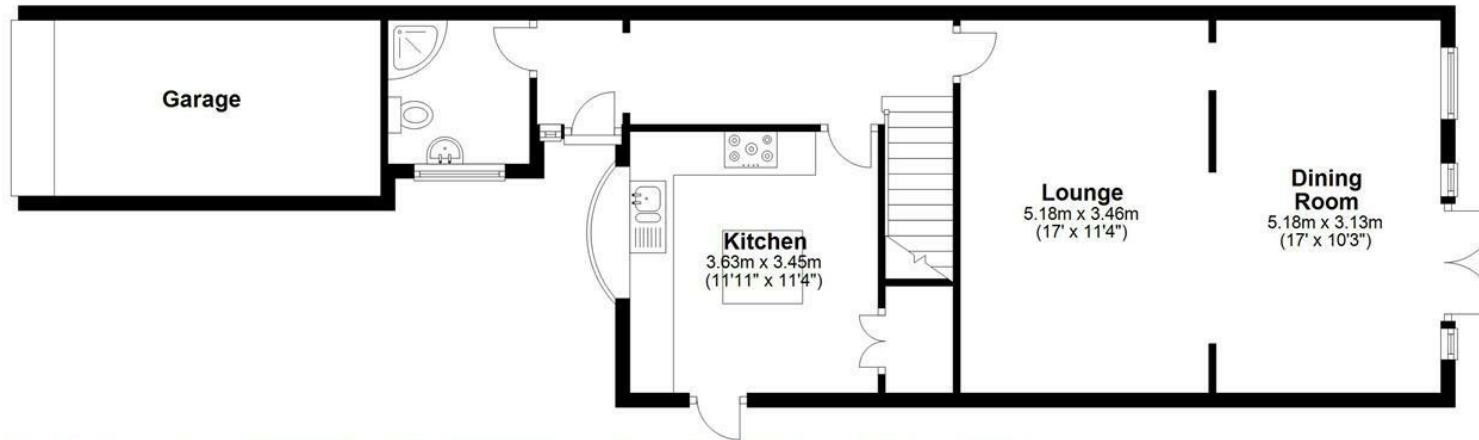
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## Ground Floor

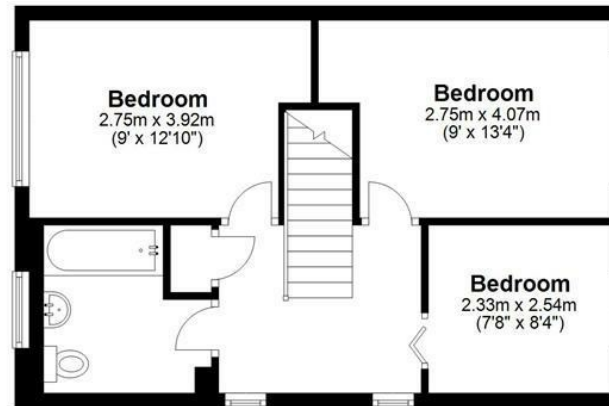
Approx. 82.3 sq. metres (885.6 sq. feet)



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## First Floor

Approx. 41.9 sq. metres (451.2 sq. feet)



Total area: approx. 124.2 sq. metres (1336.8 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt had 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, misstatement or use of data shown.

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