







## Burford Street, Hoddesdon, EN11 8JL

Westwood Leber are delighted to bring to the market this charming two-bedroom character cottage positioned within a popular residential location, just a short walk from a range of local amenities and Rye House Rail Station.

This well-proportioned home has been beautifully maintained and thoughtfully updated by the current owners. The ground floor features a spacious front reception room filled with natural light, creating a warm and welcoming feel. To the rear, the property boasts a brand new, fully fitted kitchen finished to a high standard, with stylish cabinetry and quality work surfaces, while new flooring runs throughout the ground level, further enhancing the fresh, modern finish. Beyond the kitchen is a useful utility area and a smartly presented ground floor bathroom, both arranged to maximise practicality.

Upstairs, there are two generous double bedrooms, each well-proportioned and full of natural light — perfect for professionals, couples or small families.

Externally, the home is set behind a charming picket fence with a low-maintenance front garden, and to the rear enjoys a private South-West facing garden — a real suntrap ideal for those who enjoy outdoor dining or relaxing in the sunshine.

Positioned in a sought-after residential setting, the property is ideally located for easy access to local shops, well-regarded schools and excellent transport links. This is an ideal opportunity for first-time buyers, downsizers or investors alike, and we highly recommend an internal viewing to fully appreciate everything this fantastic home has to offer.

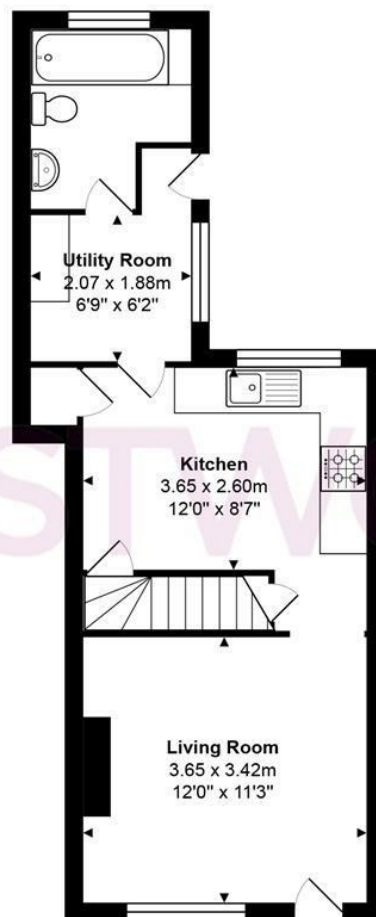


**WESTWOODLEBER**

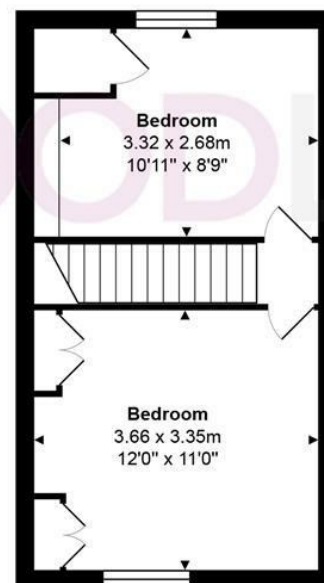
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**Ground Floor**  
Area: 34.7 m<sup>2</sup> ... 374 ft<sup>2</sup>



**First Floor**  
Area: 25.5 m<sup>2</sup> ... 275 ft<sup>2</sup>

**Total Area: 60.3 m<sup>2</sup> ... 649 ft<sup>2</sup>**

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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