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Haward Road, Huddersdon



6 Haward Road, Hoddesdon, Herts, EN11 0LU

Asking Price £375,000

We are delighted to introduce this immaculate terraced house situated in a highly sought-after location. This property is on the market for sale and offers a superb opportunity for first-time buyers and families alike.

The property boasts a single open-plan reception room, elegantly accentuated by a fireplace and bay window that bathes the space in an abundance of natural light. This room provides a comfortable area for relaxation and entertainment.

The house offers two bedrooms, a double and a single, providing ample space for a small to medium-sized family. Each room has been meticulously maintained to the highest standard, reflecting the overall pristine condition of the property.

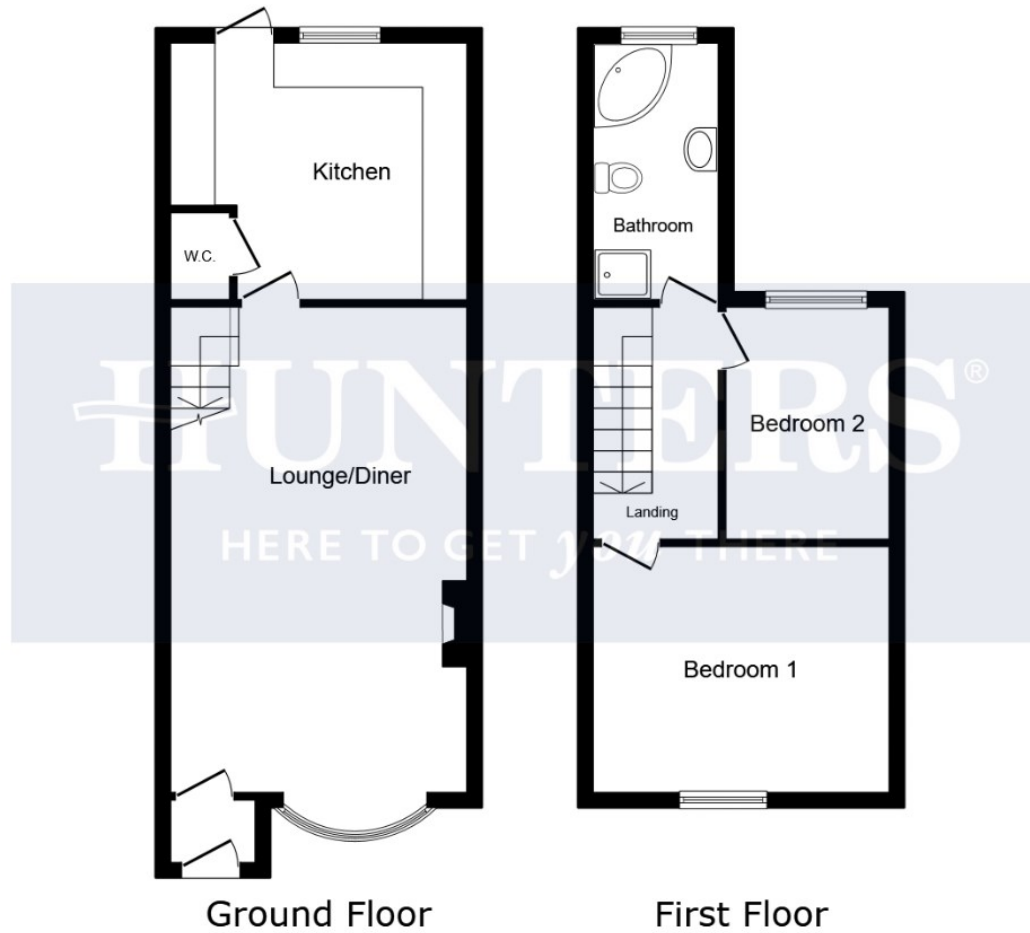
The property features a well-lit kitchen that benefits from natural light and dining space. This space has been thoughtfully designed to facilitate seamless cooking and dining experiences with views to the lovely rear garden.

The bathroom is equipped with a corner bath and a separate shower cubicle, ensuring the needs of all family members are catered for.

The location of this property is undeniably one of its strongest selling points. It is well-served by public transport links and is in close proximity to local amenities, schools, and parks. It also offers easy access to walking routes for those who enjoy outdoor activities.

Unique features of the property include open-plan living spaces and the added benefit of parking. albeit on a first come first served basis . This property truly is a gem, offering a blend of comfort, convenience, and style in a sought-after location.

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                                                                                                               |
|-----------------------------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                                                 | Current | Potential                                                                                                     |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                                                                                                               |
| (92 plus) <b>A</b>                                              |         |                                                                                                               |
| (81-91) <b>B</b>                                                |         |                                                                                                               |
| (69-80) <b>C</b>                                                |         |                                                                                                               |
| (55-68) <b>D</b>                                                |         |                                                                                                               |
| (39-54) <b>E</b>                                                |         |                                                                                                               |
| (21-38) <b>F</b>                                                |         |                                                                                                               |
| (1-20) <b>G</b>                                                 |         |                                                                                                               |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                                                                                                               |
| England & Wales                                                 |         | EU Directive 2002/91/EC  |

### ENTRANCE PORCH

Double glazed woodgrain main front door leading to: Double glazed window to side and door to:

### LOUNGE DINER

21'1" x 12'0"

Double glazed window to front, feature gas coal effect fireplace with attractive surround, wall light points, coving, dado rail, laminate wood flooring, radiators, TV point and power points, stairs to first floor with understair recess, multipane door leading to:

### KITCHEN BREAKFAST ROOM

11'6" 10'11"

Range of limed oak wall cupboards and display units, ample work tops with further cupboards and drawers under, fitted gas hob with canopy above housing extractor fan, Integrated fridge freezer, built in double oven, plumbing for washing machine, sink unit, tiled walls, double glazed window and door to rear garden, double radiator and spot lights to ceiling. Door to:

### CLOAKROOM

Comprising a low level flush WC, sink unit and extractor fan.

### LANDING

Loft access leading to loft room light and power connected, door to:

### BEDROOM ONE

12'0" x 10'0"

Double glazed window to front elevation, power points, radiator, low voltage spot lights.

### BEDROOM TWO

10'7" x 6'0"

Double glazed window to rear, power points.

### BATHROOM

11'8" x 6'7"

Comprising a corner bath with shower attachment, pedestal wash hand basin, low level WC, double radiator, fully tiled walk in shower cubicle, partly tiled walls, double glazed obscure window to rear elevation.

### OUTSIDE

The property boasts a well maintained rear garden with a paved area, fenced boundaries, flower borders and Lawn area. The far end there is two garden sheds. Access for neighbouring properties.

Front garden being paved with small flower borders and brick retaining wall.

### AGENTS NOTE

We are advised by the vendors that the property is to be sold with no onward chain.

### Energy Efficiency Rating

|                                             | Current                    | Potential                                                                           |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            |                                                                                     |
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| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



















