



PRESTIGE & VILLAGE

UK's finest properties



ADMIRALS WALK, HODDESDON, EN11 8AF

Prestige & Village are proud to offer this beautiful and immaculate, two double bedroom terraced home. Finished to an incredibly high standard, the property has been lovingly restored and modernised to offer current day living standards and functionality. Situated close to Broxbourne Mainline Railway Station, serving London & the North, close to all local shops, restaurants, leisure facilities, pubs, bars and cafe's, this amazing home is ideal for professionals or a small family. There is easy access to A10/M25 within a short driving distance

OFFERS IN EXCESS OF £500,000

ADMIRALS WALK

, HODDESDON, EN11 8AF



- Vastly Improved Two/Three Bedroom Luxury Home
- Full Replacement Double Glazing Through-Out
- Large Well Appointed Garden with Solid Structure Gazebo and Workshop and Further Viewing Deck with Walkway to the Lake
- Stunningly Appointed Through-Out
- Full Gas Fired Central Heating Serving Underfloor Heating to the Ground Floor & Bathroom & Radiators to First & Second Floors
- Easy Walking Distance of Broxbourne Mainline Railway Station & Bus Services
- Luxury Fully Fitted Quality Kitchen and Appliances
- Spectacular View Over Admiral Walk Lake and on to Dobbs Weir
- Access to A10/M25 within Easy Driving Distance

Entrance Porch/Hall

5'7 x 5'1 (1.70m x 1.55m)

Door to sitting room

Sitting Room

12'2 x 11' (3.71m x 3.35m)

Stunning Victorian feature fireplace

Inner Hallway

6'10 x 2'9 (2.08m x 0.84m)

Door to Cloakroom and Full Length Mirror

Downstairs Cloakroom

4'1 x 3'1 (1.24m x 0.94m)

Luxury suite comprising, vanity wash hand basin with tiled splashback, low level concealed cistern w/c, with tiled surround and Granite shelf over

Luxury Fully Fitted Kitchen/Dining Room

21'6 x 11'5 (6.55m x 3.48m)

Complete range of wall, base and full length units with Granite worktops and tiled splashbacks. Built-in Double

Oven, Hob (with cooker hood over),

and with Integrated Fridge/Freezer and

Dishwasher. Dining area with recessed spotlighting, skylight and full length bi-folding doors to garden

Utility Room

6'4 x 3'7 (1.93m x 1.09m)

Plus area under the stairs for washer/dryer

First Floor Landing

With doors to Bedroom One and Bedroom Two

Primary Bedroom

14'1 x 12'3 (4.29m x 3.73m)

Amazing Primary Bedroom Suite with full length Window/Door showing beautiful views over Admiral Walk Lake and further to Dobbs Weir, further large Storage Cupboard/Wardrobe.

Large range of built-in Double Wardrobes leading to Luxury En-Suite

Luxury En-Suite

10'3 x 6'6 (3.12m x 1.98m)

Deep Soak Tub with Granite Surround & Fully Tiled Walls, Separate Fully Tiled Shower Cubicle, Trough Style Vanity Wash Hand Basin and Low Level W/C

Bedroom Two

12'3 x 10'6 (3.73m x 3.20m)

Beautifully Decorated with Twin Sash Windows to front and Stairs to Office/Guest Bedroom

Attic Bedroom/Study

10'3 x 9'11 (3.12m x 3.02m)

Lovely Bright Room with Four Twin Aspect Velux Windows and Built-in Storage Cupboards

Large Rear Garden

Well laid out with maintenance free lawn, pergola/workshop, further covered viewing area and outstanding views over the lake



Directions

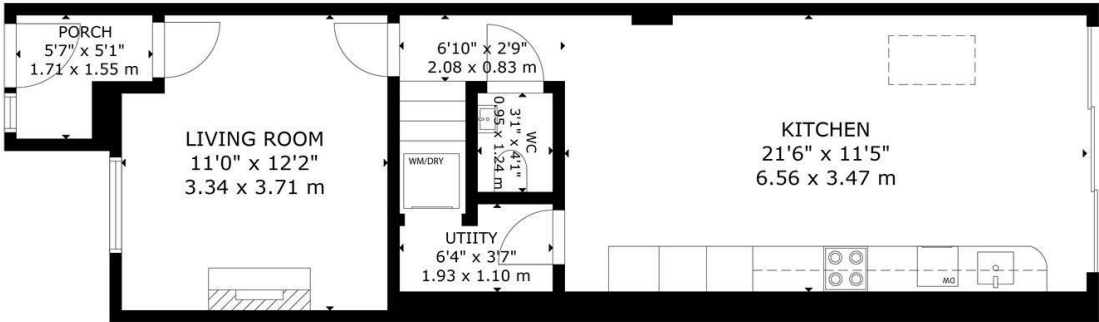
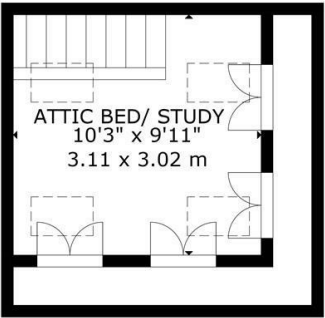
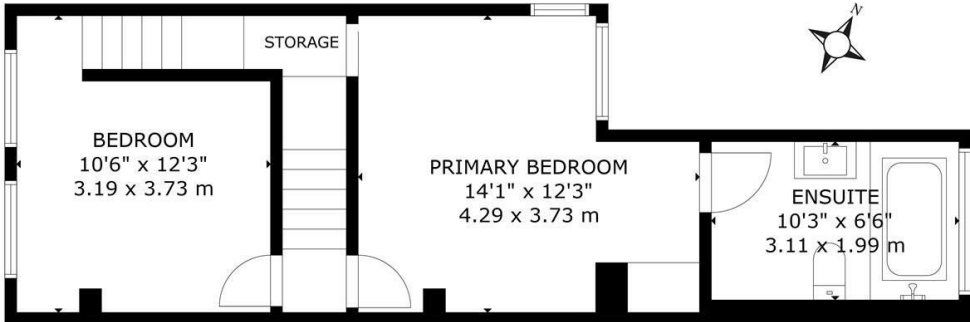
Please use the Postcode EN11 8AF via a Navigation System.

Band C



FLOOR PLAN

ADMIRALS WALK, HODDESDON
Total Approximate Area: 95m sq/ 1024 sq ft



SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

