



Bridle Close, EN11 9QA  
Hoddesdon







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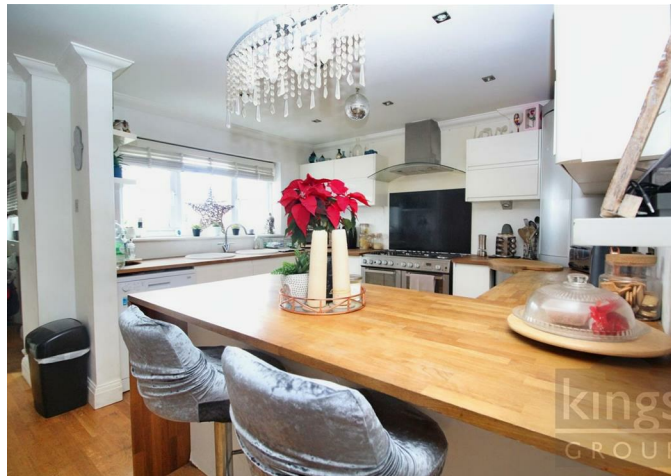
# Bridle Close, EN11 9QA

Kings Group are delighted to offer this SPACIOUS CHAIN FREE, THREE BEDROOM TERRACED HOUSE FOR SALE in EN11

This spacious home has an abundance of benefits to offer a potential new owner. One of the huge benefits this property offers is the close proximity to two local train stations with both St Margarets Railway Station (0.62 miles) and Rye House Rail Station (0.74 miles) being very close by access into London Liverpool Street. Bridle Close is also very close to some of the areas most popular and highest rated schools such as Rye Park Nursery School (0.67 miles), Am well View School (0.47 miles) and many more all within a short walk or drive away. Local shops and amenities are also close by with the Local high street being less than a 5 minute drive away there is a wide choice of supermarkets, restaurants, banks and other high street shops to choose from.

The property comprises of ground floor created up by, entrance hall, lounge, dining room, utility room, kitchen and downstairs WC. The first floor is made up from two double bedrooms and a third spacious sized bedroom and a family bathroom. Outside the property you'll find a rear garden and to the front a driveway for up to 3 cars. The property has also had a recent boiler installed. In our opinion this property is ideal for any residential buyer looking for a home with huge potential. to avoid missing out please give us a call to arrange a viewing.

£425,000



- THREE BEDROOM TERRACED HOUSE
- FREEHOLD
- THREE SPACIOUS BEDROOM
- UTILITY ROOM
- CLOSE TO POPULAR SCHOOLS

- CHAIN FREE
- DRIVEWAY
- IDEAL FAMILY HOME
- DOWNSTAIRS WC
- EASY ACCESS TO A10

Lounge 16'7 x 13'3 (5.05m x 4.04m)

Kitchen 16'7 x 11'6 (5.05m x 3.51m)

Dining Room 13'7 x 7'8 (4.14m x 2.34m)

Utility Room 7'8 x 5'10 (2.34m x 1.78m)

Bedroom One 13'7 x 10'6 (4.14m x 3.20m)

Bedroom Two 9'7 x 8'8 (2.92m x 2.64m)

Bedroom Three 7'7 x 7'6 (2.31m x 2.29m)







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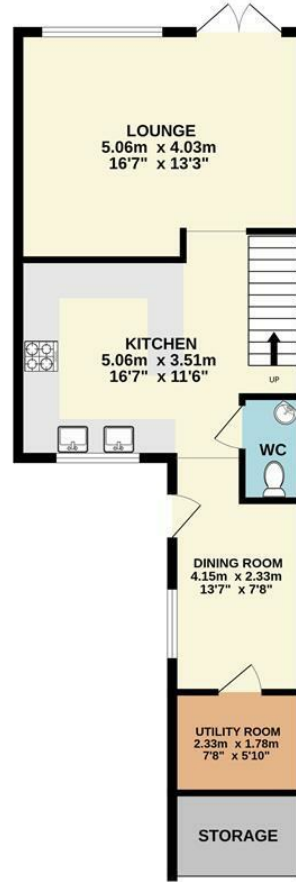




Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>74</b>	<b>87</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

GROUND FLOOR  
55.4 sq.m. (596 sq.ft.) approx.

1ST FLOOR  
38.2 sq.m. (411 sq.ft.) approx.



TOTAL FLOOR AREA: 93.6 sq.m. (1008 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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