



10, Forres Close, Hoddesdon  
EN11 9HZ

Asking Price £485,000



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## 10 Forres Close, Hoddesdon, EN11 9HZ

Steven Oates are delighted to present this absolutely stunning three bedroom semi-detached family home is perfectly situated down this quiet cul-de-sac location just off the Ware Road which is only a short distance away from Hoddesdon and all the local amenities. This well-presented home has been tastefully improved by the current owners and benefits from modern and spacious accommodation. As you step in, you are welcomed through a large porch which makes an ideal space for keeping shoes & coats out the way. As you move on, the spacious entrance hallway leads into a generous sized living room perfect for families with children. The kitchen/dining room is positioned at the rear of the property with french doors leading straight out onto the garden and the modern kitchen has completely refitted benefitting from integrated appliances. Also on the ground floor, you will find a useful downstairs toilet, utility room and storage room. Upstairs, this property includes three great size bedrooms and a contemporary family bathroom suite. Externally, there is a large driveway for three vehicles and a spacious rear garden which is south-west facing. Internal viewing highly recommended -by appointment only.

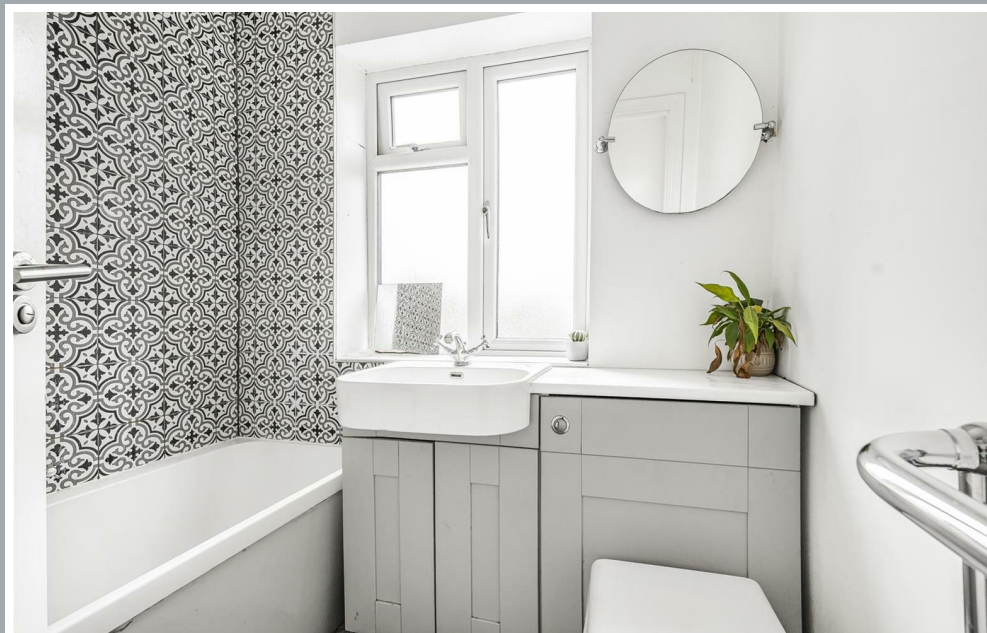
Forres Close is a quiet and popular cul-de-sac location positioned just off the Ware Road which takes you straight into Hoddesdon Town Centre which has an excellent range of superstores, coffee shops, general stores and much more. This location really offers the best of both worlds with Hertford, Ware & Stanstead Abbots just up the road with more amenities to enjoy and excellent train links. For the commuter, Rye House Train Station is only 1.2m away which serves London Liverpool Street, the A10 trunk road is only 2m away whilst the A414 is 1.5m away.



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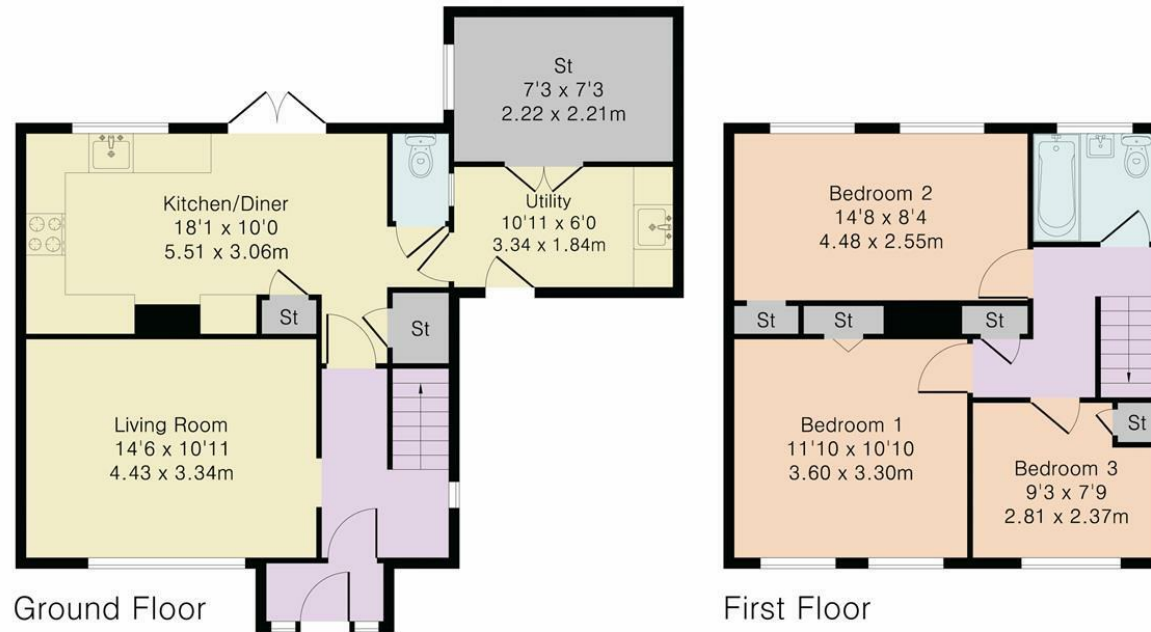


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## Approximate Gross Internal Area 1069 sq ft - 100 sq m

Ground Floor Area 619 sq ft – 58 sq m

First Floor Area 450 sq ft – 42 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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