



54, Ditchfield Road, Hoddesdon

EN11 9HT

Price Guide £475,000



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## 54 Ditchfield Road, Hoddesdon, EN11 9HT

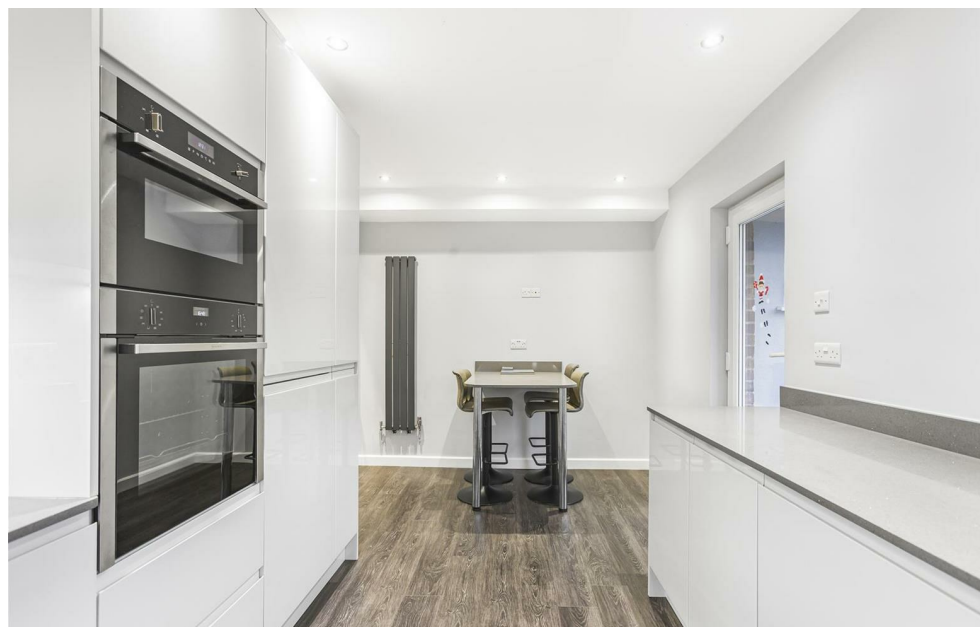
An exceptional and completely renovated family home within a popular location. The property has been extensively improved with no expense spared and comprises of a entrance hall, living room, fully integrated kitchen/diner and a large outside utility room on the ground floor. On the first floor, there are 2 large double bedrooms and a family bathroom, whilst there is a spacious loft conversion on the top floor comprising a large main bedroom with en-suite shower room. Externally, there is driveway parking for at least 3 cars, a fully landscaped rear garden which also features a detached outbuilding incorporating a home office/gym, along with two additional stores. Internal viewing is highly recommended!

The property is located within a popular residential road close to excellent schooling, with the pretty market town of Hoddesdon only a short drive away providing shops and excellent restaurants.



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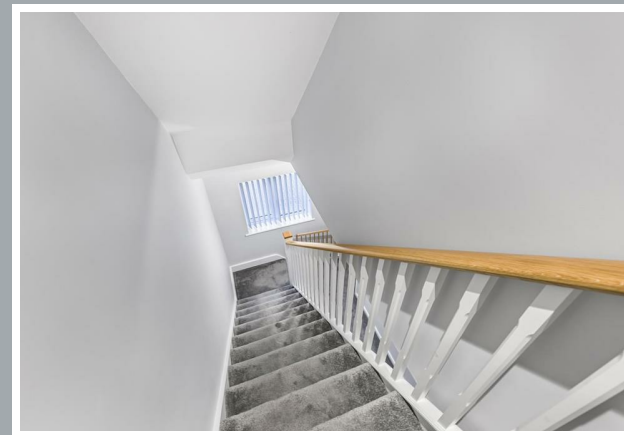
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**Approximate Gross Internal Area 1331 sq ft - 124 sq m**

Ground Floor Area 416 sq ft – 39 sq m

First Floor Area 389 sq ft – 36 sq m

Second Floor Area 247 sq ft – 23 sq m

Outbuilding Area 279 sq ft – 26 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 practice. 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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