



## Balcownie Cottage, Hoddesdon, EN11 9JN

This exquisite four double bedroom Victorian detached house, exuding charm, and character and offers an exceptional living space with a high specification finish. The property boasts a double frontage and is conveniently located near the town centre and Rye House Railway Station. Upon entering, the property showcases two spacious reception rooms with an abundance of natural light. The stunning kitchen and breakfast room feature granite work surfaces and integrated appliances, perfect for modern living. The master bedroom benefits from an en-suite, while the remaining three double bedrooms offer ample space. Furthermore, the property includes a high specification four-piece bathroom, study and a convenient utility room. Externally, the property benefits from ample off-street parking, sash windows, gas central heating and a beautifully landscaped south-facing rear garden, ideal for outdoor entertaining and relaxation.

### Key features

- Four double bedrooms
- En-suite to master bedroom
- High specification four-piece bathroom
- Landscaped south-facing rear garden
- Ample off-street parking
- Spacious kitchen/breakfast room with granite work surfaces
- Convenient utility room
- Victorian double fronted detached house in close proximity to town centre and Rye House Railway Station

### Property Information

Tenure  
Freehold

Local Authority  
Bromley Borough Council



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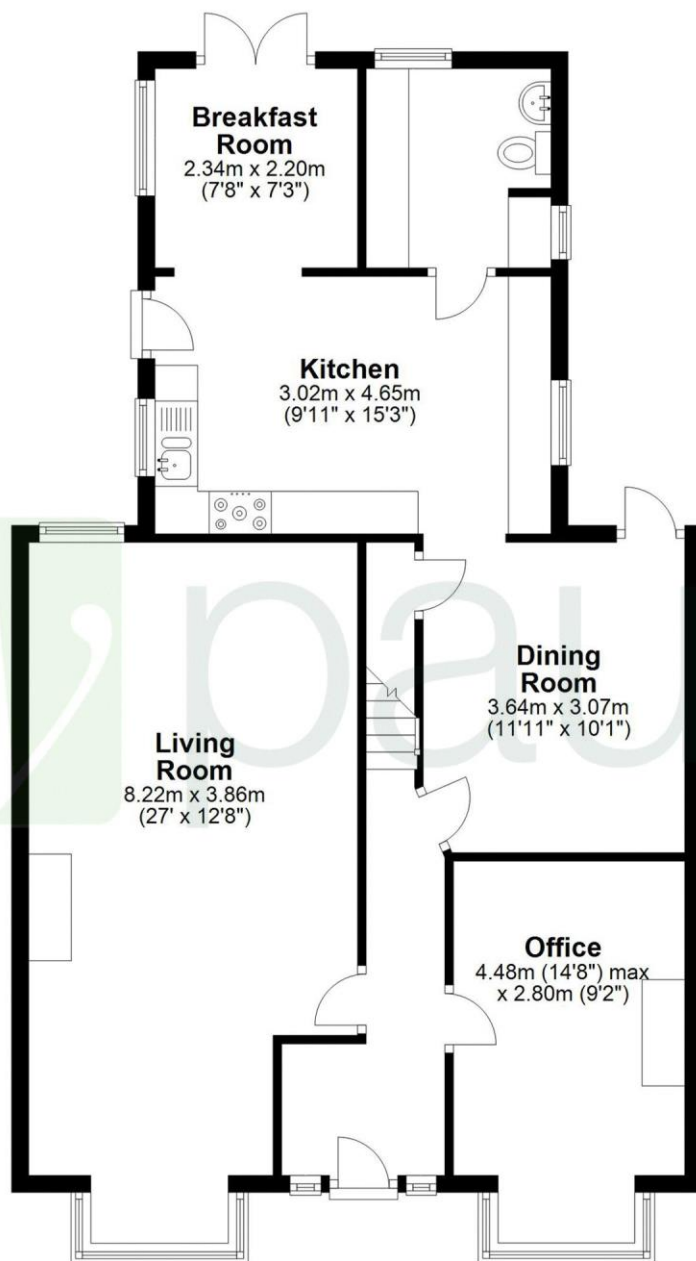
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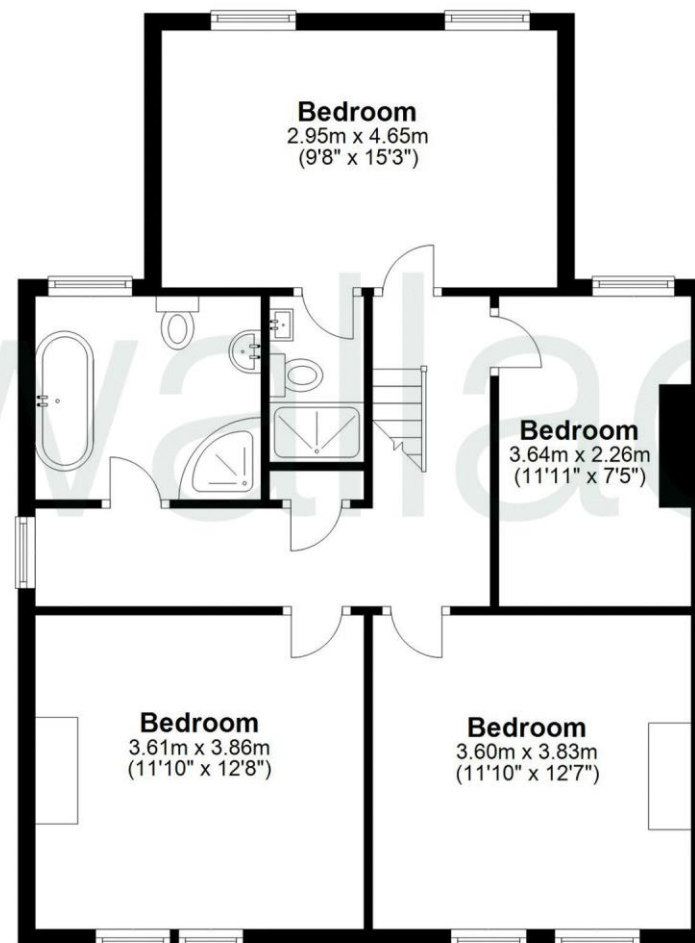
## Ground Floor

Approx. 84.2 sq. metres (905.8 sq. feet)



## First Floor

Approx. 71.0 sq. metres (764.5 sq. feet)

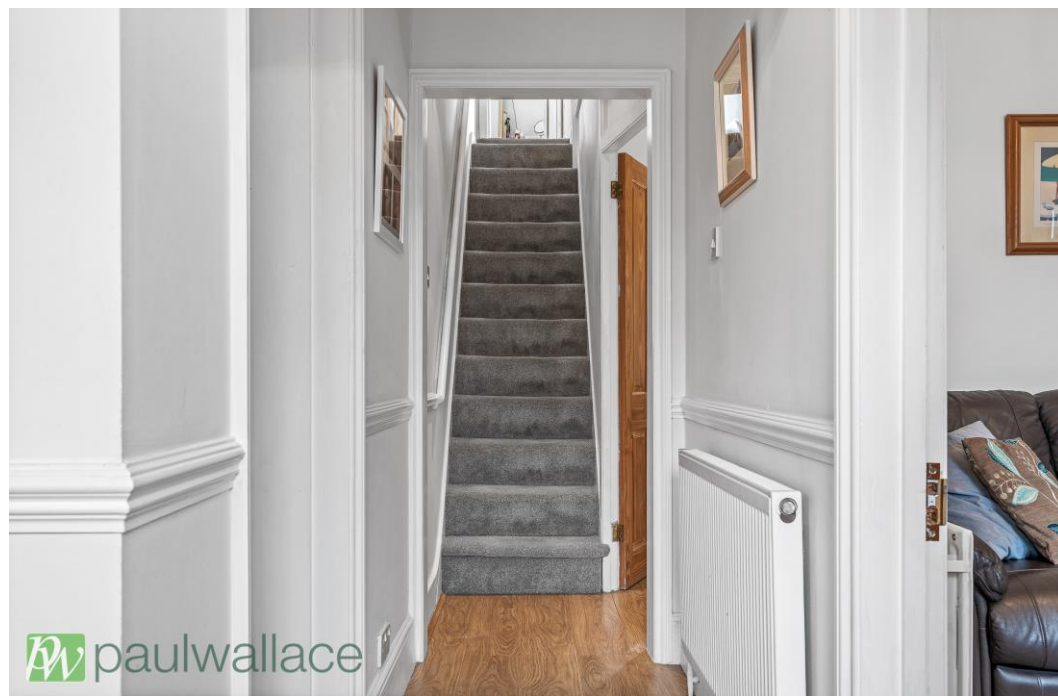


Total area: approx. 155.2 sq. metres (1670.3 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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### Opening Times

|       |               |
|-------|---------------|
| Mon   | 9am to 6.30pm |
| Tues  | 9am to 6.30pm |
| Wed   | 9am to 6.30pm |
| Thurs | 9am to 6.30pm |
| Fri   | 9am to 6.30pm |
| Sat   | 9am to 5.00pm |
| Sun   | Closed        |



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