



**Marston Road
Hoddesdon, EN11 0AD**

Guide Price £265,000

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MAIN FEATURES:

- Well Presented Ground Floor Maisonette
- Lounge/Diner Leading to Modern Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom/WC
- Front Garden
- No Onward Chain

Situated in the heart of Hoddesdon, this well presented ground floor maisonette on Marston Road offers an excellent opportunity for first-time buyers, downsizers and investors alike. Offered with no onward chain, the property is ready for immediate occupation and benefits from a practical layout throughout. The accommodation comprises a bright and spacious lounge/diner leading through to a modern fitted kitchen, providing an ideal space for both relaxing and entertaining. There are two double bedrooms and a well-appointed family bathroom/WC. Externally, the property enjoys the added benefit of a private front garden, perfect for outdoor seating or container planting.

Marston Road is ideally positioned within easy reach of Hoddesdon town centre, offering an excellent selection of shops, cafés, restaurants and everyday amenities. Commuters will appreciate convenient access to Rye House and Broxbourne railway stations, providing regular services into London Liverpool Street, while the A10 and M25 are also easily accessible for road links. Nature lovers can enjoy nearby Lee Valley Regional Park with its scenic walks, cycling routes and leisure facilities, while families benefit from a choice of well-regarded local schools. Combining comfort, convenience and an excellent location, this attractive maisonette represents an ideal home in one of Hoddesdon's most sought-after residential areas.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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