



 paulwallace

Bevil Court, Hoddesdon, EN11 9LX |
Offers in Excess of £375,000 | Freehold

Bevil Court, Hoddesdon, EN11 9LX

A well presented three-bedroom terraced family home enjoying a pleasant position overlooking a small green within the popular Hundred Acre development, conveniently situated to the north of Hoddesdon town centre. The property offers well balanced accommodation arranged over two floors and is approached via an entrance hallway leading through to a spacious lounge positioned to the front aspect. To the rear, the dining area enjoys direct access to the garden via double glazed doors and opens into a fitted kitchen providing a range of wall and base units together with integrated gas hob, oven and extractor and space for further appliances. Upstairs, the first floor landing leads to three bedrooms together with a family bathroom/W.C. The property further benefits from gas central heating via radiators and double glazed windows throughout. Externally, the rear garden is of a good size and attractively arranged with paved and lawned areas together with a garden shed and rear pedestrian access. The front garden is paved with established borders, whilst the property also benefits from a garage en-bloc. The property is ideally located for a range of local amenities and well regarded schooling including Cranbourne Primary School and the John Warner School & Sports Centre. Rye House railway station is approximately 1.3 miles away providing regular services into London Liverpool Street.

- Well presented three-bedroom terraced family home overlooking an attractive green

- Spacious lounge leading through to dining area with double glazed doors to the garden

- Three first floor bedrooms together with family bathroom/W.C.

- Good sized rear garden with lawn, patio and rear pedestrian access

- Situated within the popular Hundred Acre development to the north of Hoddesdon town centre

- Fitted kitchen with integrated gas hob, oven and extractor

- Gas central heating and double glazed windows throughout

- Garage en-bloc together with convenient access to local amenities, schooling and Rye House railway station



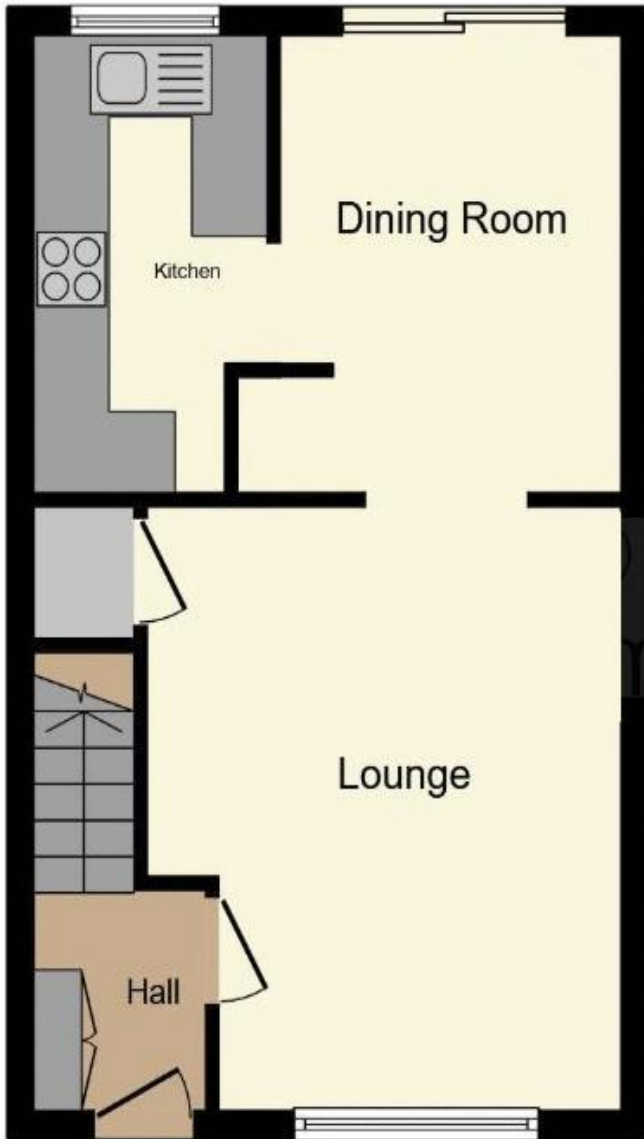
 paulwallace
estate agents

hoddesdon@paulwallace.co.uk

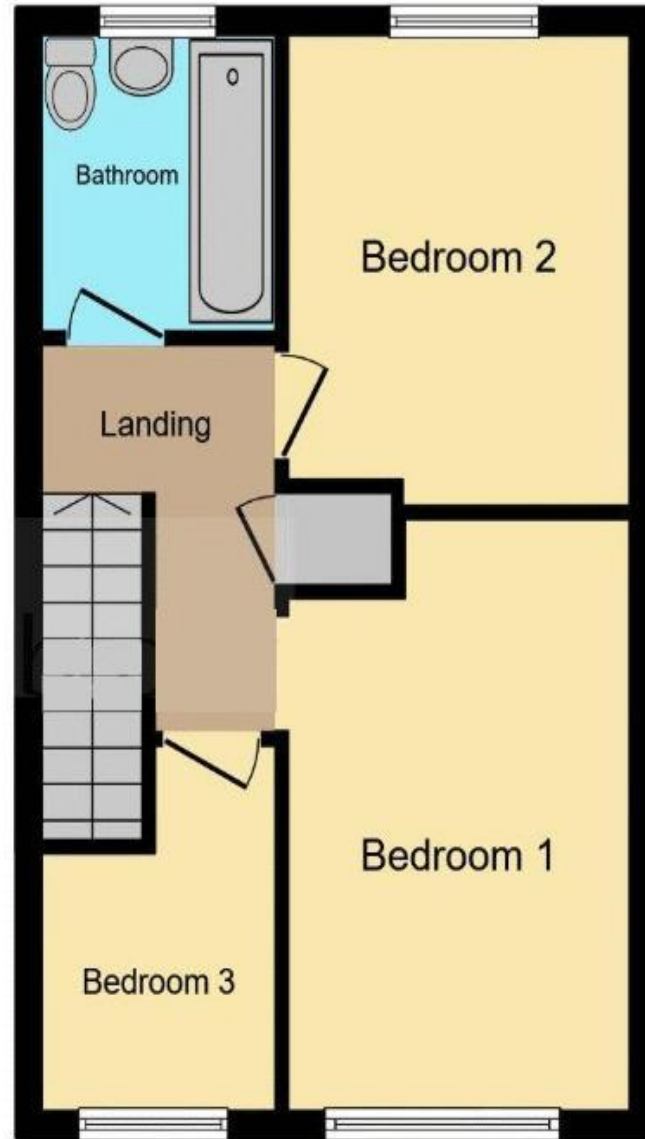
01992 466471







Ground Floor



First Floor



Registered Address: Unit 3 The Brookfield Centre, Cheshunt, Herts, EN8 0NN Company Registration Number: OC414280 | VAT Number: 276958046©2022 Paul Wallace Group LLP trading as Paul Wallace Estate Agents



Paul Wallace Estate Agents

70 High Street
Hoddesdon
Hertfordshire
EN11 8ET



01992 466471



hoddesdon@paulwallace.co.uk



www.paulwallace.co.uk



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



paulwallace
estate agents

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. Potential buyers are advised to recheck the measurements.