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**60 High Road
Broxbourne
Hertfordshire
EN10 7NF**

**LORD STREET,
HODDESDON, HERTFORDSHIRE EN11 8NL.**



Having been in the same family for over four decades, this traditional, bright and spacious three-bedroom end of terraced property has been well cared for over the years and has a welcoming feeling as you step through the front door. The property offers the incoming purchaser the potential to further upgrade and enlarge the existing footprint of the property, subject of course to the necessary consents to create a truly outstanding family home in a greatly sought after location.

The property benefits from a good-sized plot with manicured gardens front and back together with a 17ft external building and hardstanding.

Lord Street is just a few minutes walk from Hoddesdon, offering all the amenities you would expect from a busy market town. Highly regarded schools and colleges are in the surrounding area, while transport links by road and rail are easily accessible. Golf and sporting enthusiasts are well catered for with several clubs and centres close by, while Hoddesdon Rose Hill Bowls Club, together with woodland and countryside are “literally on the doorstep”.

For those purchasers seeking a home they can place their own stamp on, and adapt to their individual requirements, a viewing of this property is recommended.

SUMMARY OF ACCOMMODATION

BRIGHT, RECEPTION HALL

24ft DUAL ASPECT SITTING/DINING ROOM

TILED KITCHEN

SUMMARY OF ACCOMMODATION CONTINUED

TWO DOUBLE BEDROOMS, ONE SINGLE BEDROOM

FAMILY BATHROOM

GAS CENTRAL HEATING AND DOUBLE GLAZING

WELL MAINTAINED SOUTH FACING FRONT GARDEN

40ft REAR GARDEN WITH ADDITIONAL 17ft OUTBUILDING AND CONCRETE HARD STANDING AREA

Covered porch with panelled entrance door and ornate inlay glazed panels with adjacent matching glazed side light affording access to the:



BRIGHT AND SPACIOUS RECEPTION HALL Flooded with natural daylight, turning staircase leading to the first floor landing with hardwood handrail and ornate wooden balustrade. Door to deep understairs storage cupboard housing the gas and electricity meters. Second door to large storage cupboard with obscure glazed window to side, currently with plumbing for the washing machine. Radiator, and multi pane glazed door to the kitchen and further matching door leading into the:

SITTING/DINING ROOM 24'1 x 12'1 Dual aspect with double glazed windows overlooking both the front and rear gardens. Feature Yorkshire stone fireplace with display plinths either side, fitted with an electric wood burner stove and Yorkshire stone hearth. Two double radiators, dimmer lighting controls. Media and telephone connection points.



KITCHEN 8'8 x 6'11 Panelled door with decorative glazed inlay leading to the rear garden and the sun terrace, adjacent window overlooking the rear garden. Tiled in decorative wall ceramics to complement the fitted wall and base units with ample wood effect working surfaces over incorporating a stainless-steel single drainer sink unit with hot and cold taps, cupboards and drawer below. There is space for a cooker and fridge freezer. Double radiator and tile effect floor covering.



BRIGHT FIRST FLOOR LANDING Access to the insulated and part boarded loft. Panelled doors lead to bedrooms and bathroom with a further door to a built-in airing cupboard housing the Baxi gas central heating boiler with wall mounted thermostat controls. Shelving and hanging space.



PRINCIPAL BEDROOM 12'4 x 11'3 (maximum) Window overlooking the front garden with radiator below. Fitted with a range of wardrobes to one wall, additional cupboard space above and central recess for dressing table with circular mirror and shelving.

SECOND BEDROOM 12'3 x 11'6 (maximum) Window with rear aspect overlooking the garden with radiator below. Two built in wardrobes with sliding doors, one with slatted shelving for linen storage. Telephone connection point.



THIRD BEDROOM 9'2 x 6'5 Window to front with radiator below. Built in wardrobe (over stairwell) with double louvered doors and storage above.

FAMILY BATHROOM 6'8 x 5'5 Obscure glazed window to rear. Partly tiled in quality wall ceramics, suite comprising panelled bath with mixer tap and shower attachment, pedestal wash and basin with hot and cold taps, low flush w.c. Radiator with chrome towel rail above. Wall mounted cabinet with mirror fronted doors.



EXTERIOR

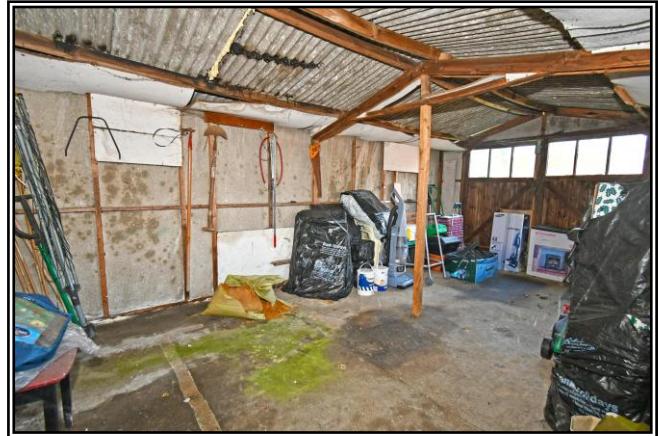
The front garden is approached via a brick retaining wall and wrought iron gate, central pathway with lawn to one side and wide stocked evergreen borders together with a super display of hydrangeas. The pathway continues allowing a wide side access to the rear of the property.



The rear garden is well maintained, laid principally to lawn, with panelled fencing providing an excellent degree of seclusion, the borders are wide and stocked with flowering shrubs and evergreens. A mature conifer offers shade on a sunny day and directly behind the property is a sun terrace. The concrete pathway leads to the end of the garden where to one side was a once productive vegetable garden which can easily be reinstated. A gate leads to the hard standing area with detached garage/workshop accessed via a service road.

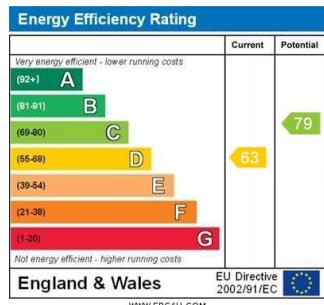


GARAGE/WORKSHOP 17'10 x 10'3 Pitched roof, double part glazed doors and additional pedestrian door.



COUNCIL TAX BAND D

PRICE: £450,000. FREEHOLD



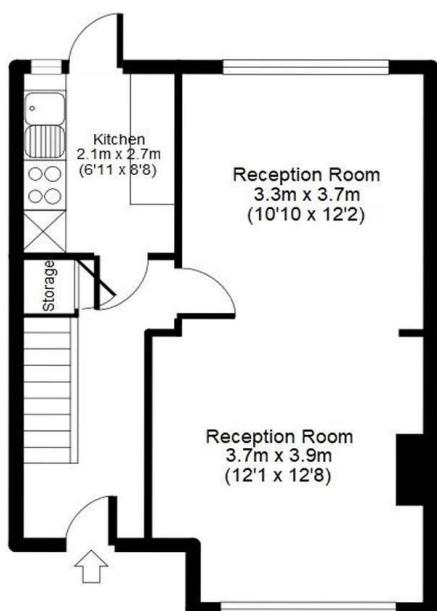
Energy Performance Graph

The full Energy Performance Certificate can be viewed at our office, or a copy can be requested via email

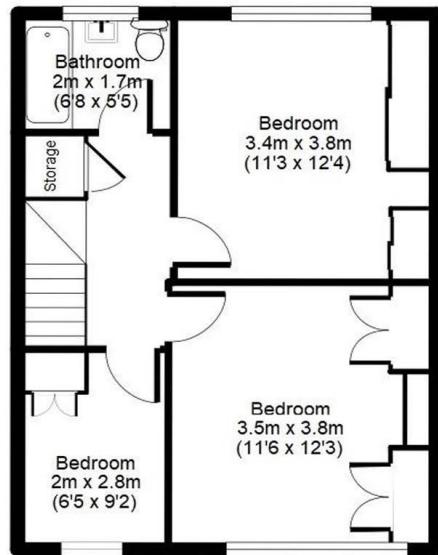
Floor Plans

These drawings are not to scale and should be used for observational purposes only

APPROX GROSS INTERNAL FLOOR AREA: 865 sq. ft / 80 sq. m



Ground Floor



First Floor

Redress Scheme: - The Property Ombudsman - www.tpos.co.uk



VIEWING: By appointment with **Owners Agents** -
please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055

Important Note One: To conform with the new E.C. Money Laundering Directive, purchasers are now required to provide photographic identification in the form of a passport or drivers license together with a copy of a recent utility bill. We would recommend that prospective purchasers have these documents available to save any delay, when a sale is agreed.

Important Note Two: These sales particulars have been prepared by Jean Hennighan Properties upon the instructions of the vendor(s) and do not constitute any part of a contract. Services, fittings and equipment referred to within have not been tested (unless otherwise stated) and no warranties can be given. All measurements are approximate and are for descriptive purposes only. Accordingly, the prospective purchaser(s) must make their own enquiries regarding such matters. Det2714

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