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Bevil Court, Hoddesdon, EN11 9LX |
Offers in Excess of £365,000 | 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



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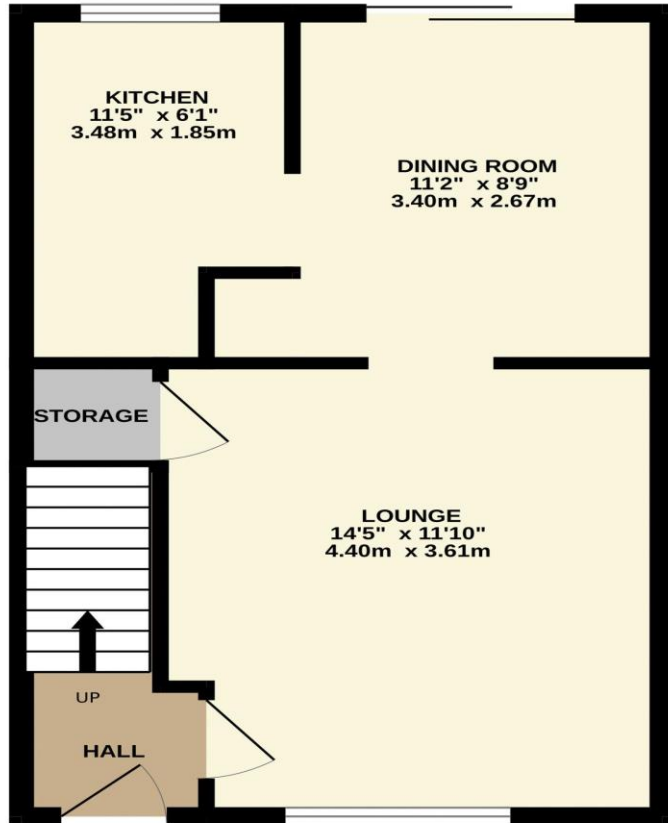
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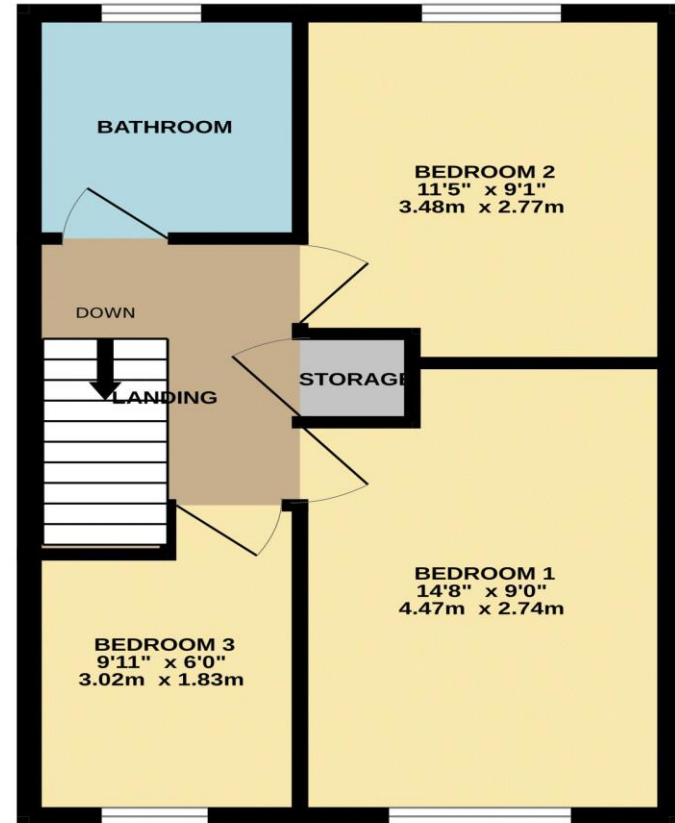




GROUND FLOOR
388 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Opening Times

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|-------|---------------|
| 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 |



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.