



**Elliot Heath**  
ESTATE AGENTS

**6 Ditchfield Road, Hoddesdon**  
Guide Price **£220,000**

# 6 Ditchfield Road

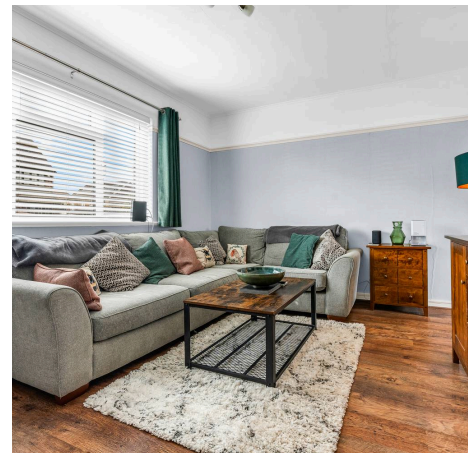
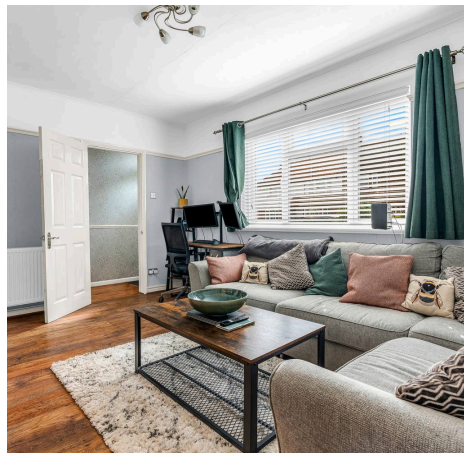
Hoddesdon, Hoddesdon

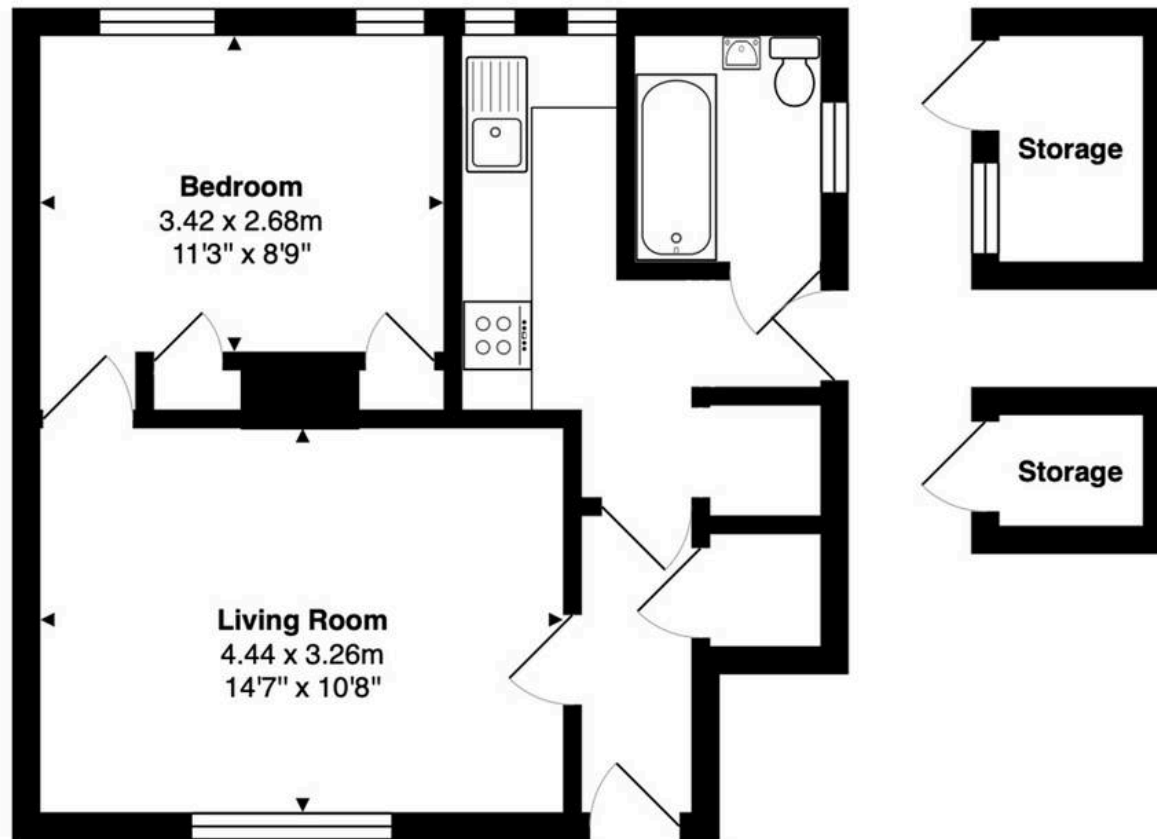
Immaculate 1-bed ground floor maisonette with front & rear shared gardens. Spacious living room, modern kitchen & bathroom, plus storage. Walking distance to town centre and station. Low charges. Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





**Ground Floor**  
Area: 42.1 m<sup>2</sup> ... 453 ft<sup>2</sup>

Total Area: 45.6 m<sup>2</sup> ... 490 ft<sup>2</sup>

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.

Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)

## Accommodation

Private front entrance door to:

## Entrance Hall

With radiator, wood flooring, under stairs storage cupboard, doors to:

## Living Room

14' 7" x 10' 8" (4.44m x 3.26m)

With double glazed window to front aspect, radiator, wood flooring, door to:

## Bedroom

11' 3" x 8' 10" (3.42m x 2.68m)

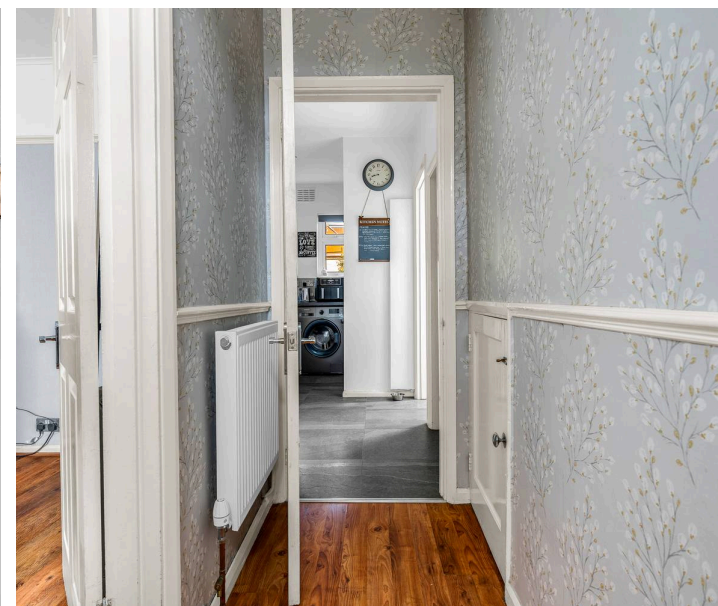
With two double glazed windows to rear aspect, radiator, two built in storage cupboards.

## Kitchen

With two double glazed windows to rear aspect together with a door giving access to the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, tiled splash back areas, tiled flooring, wall mounted boiler.

## Bathroom

With double glazed window to side aspect with obscure glass. fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, dual flush wc, fully tiled, chrome heated towel rail.



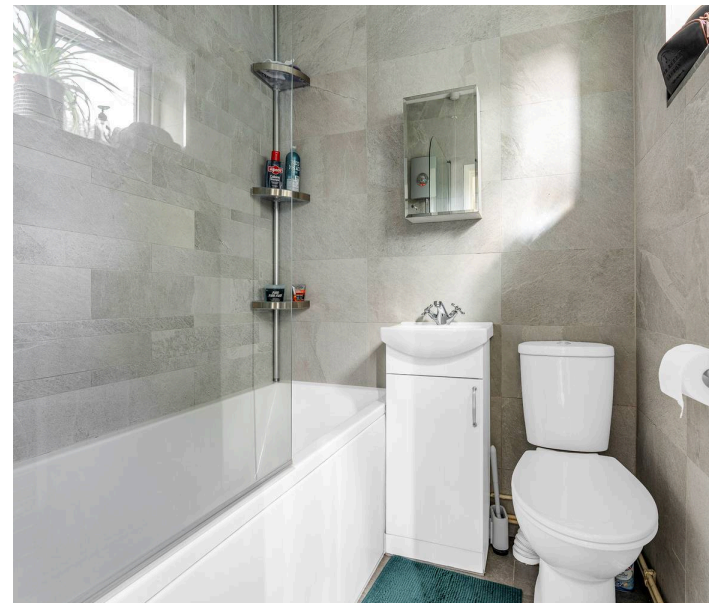


## FRONT GARDEN

Attractively landscaped front garden with gated access to the rear garden.

## REAR GARDEN

Outside, the property boasts a fantastic garden, predominantly laid to lawn with mature shrubs and plants and a terrace area ideal for outdoor seating and entertaining. In addition, there are two useful brick-built storage cupboards. Currently shared with the upstairs maisonette the garden could be divided to provide a private space if required.





## Elliot Heath Estate Agents

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