



## 63 Old Highway

Hoddesdon, EN11 0LT

**Price £450,000**



Kirby Colletti are pleased to offer this Superbly presented Victorian semi-detached house Spanning an impressive 931 square feet, the property features three spacious bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by two stylishly decorated reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The re-fitted kitchen is providing a wonderful space for culinary creativity.

One of the standout features of this property is the 80-foot rear garden, which offers a great space for for relaxation, entertaining or children's play.

Conveniently located within minutes walk to the railway station, this home provides easy access to transport links, making commuting a breeze. Also a short stroll to the River Lea which is ideal for those into their fitness or for taking the dog for a stroll, then head to the Pub! Don't miss the opportunity to make this lovely property your new home.

- Chain Free Character Semi Detached
- Re-Fitted Kitchen
- Gas Central Heating
- Three Bedrooms
- Re-Fitted Bath/ Shower Room
- 80ft South West Facing Rear Garden
- Two Reception Rooms
- Double Glazed
- Close To Station



## Accommodation

Front door to:

### Entrance/Dining Room

14'4 x 13'7 (4.37m x 4.14m)

### Lounge

13'8 x 10'11 (4.17m x 3.33m)

### Re-Fitted Kitchen

10'11 x 10'1 (3.33m x 3.07m)

### Re-Fitted Bath/Shower Room

8'8 x 6'11 (2.64m x 2.11m)

### First Floor Landing

### Bedroom One

13'5 x 10'1 (4.09m x 3.07m)

### Bedroom Two

11'1 x 10'4 (3.38m x 3.15m)

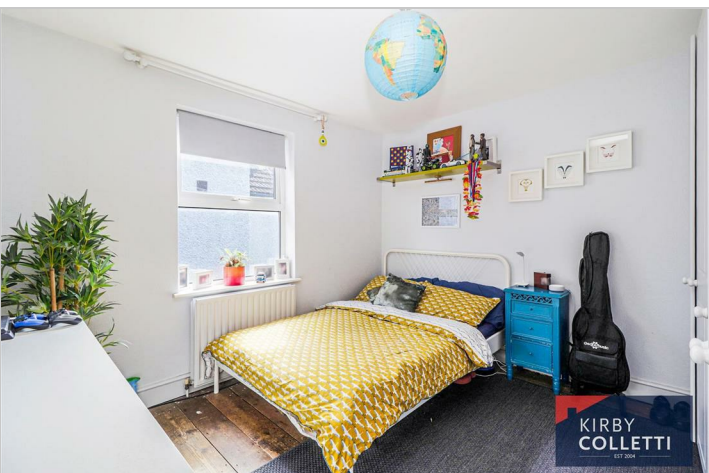
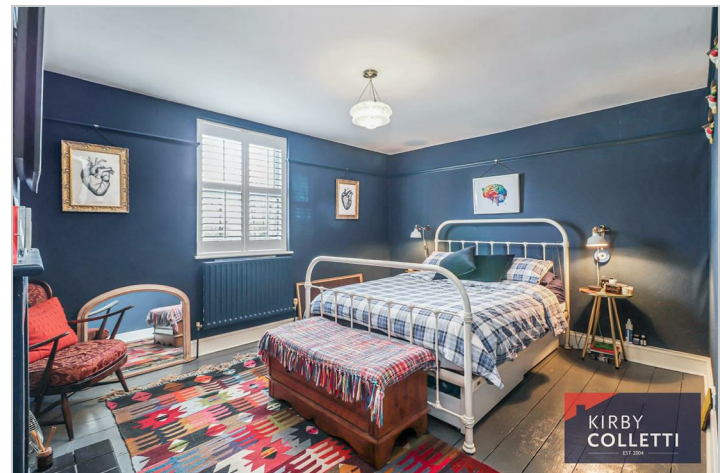
### Bedroom Three

9'9 x 8'11 (2.97m x 2.72m)

## Exterior

### Rear Garden

80ft South West Facing.



## Road Map



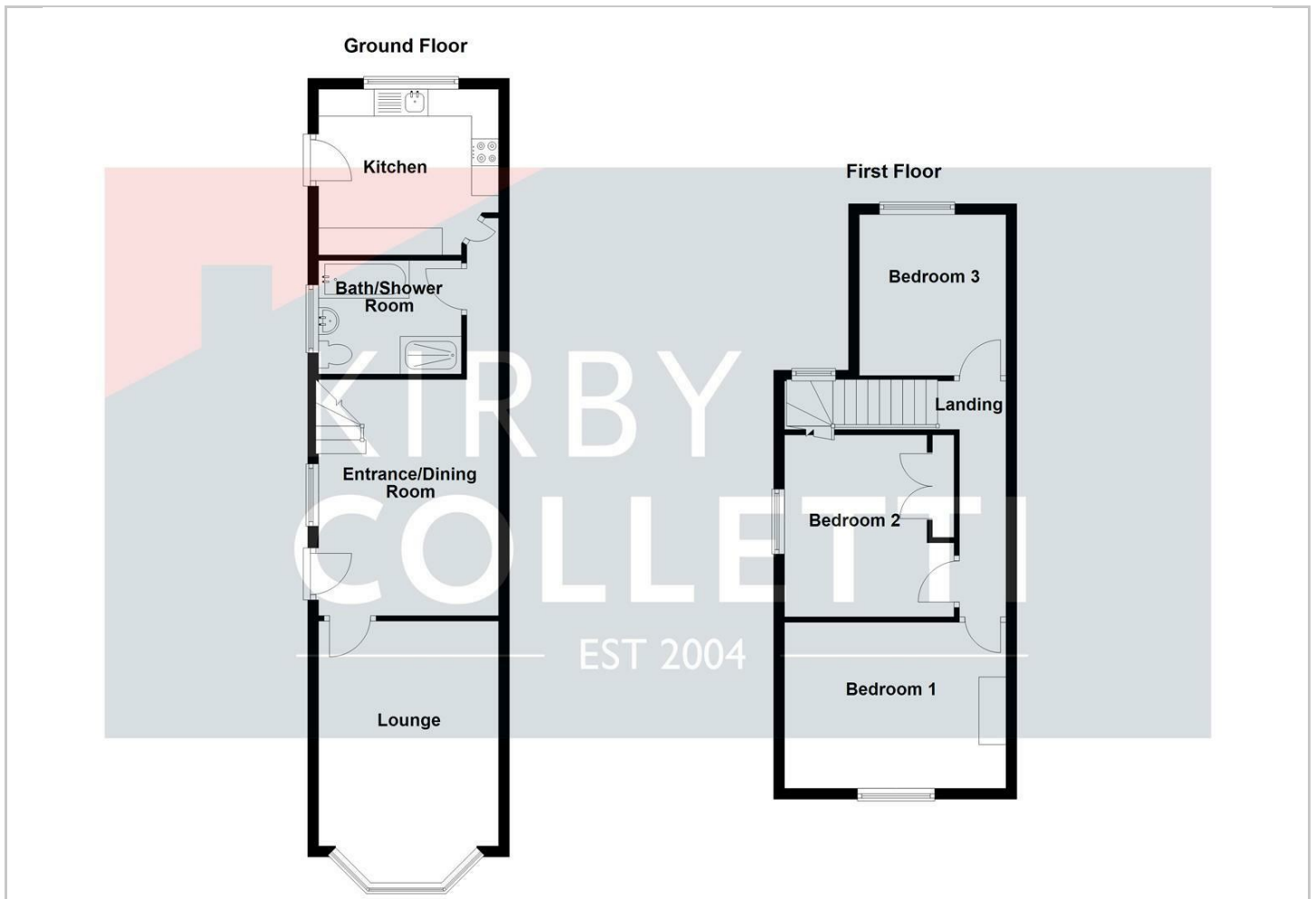
## Hybrid Map



## Terrain Map



## Floor Plan

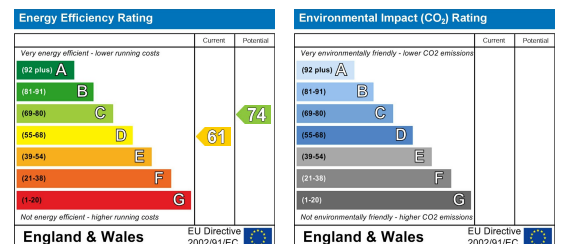


## Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



Kirby Colletti, 64 High Street, Hoddesdon, Hertfordshire EN11 8ET

T. 01992 471888 F. 01992 478555 E. homes@kirbycolletti.co.uk W. www.kirbycolletti.co.uk