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Property Sales & Lettings

Barnfield Close I Hoddesdon I EN11 9EP I £424,995

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Nestled in the charming Barnfield Close, Hoddesdon, this delightful extended terraced house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The entrance hall welcomes you into a bright and airy living room, measuring 15' by 11'8 , providing a lovely area for relaxation and entertaining.

The heart of the home is undoubtedly the spacious L-shaped kitchen, breakfast, and family room, which spans an impressive 18'3 by 18'narrowing to 9'. This versatile space is perfect for family gatherings and casual dining, making it a wonderful hub for daily life. The property also features a separate dining area, ensuring ample room for formal meals.

Upstairs, you will find three bedrooms, with the master bedroom measuring 12'11 x 12'10 max, offering a peaceful retreat. The second bedroom is a generous size, while the third bedroom, though smaller at 7'9 x 7'1 , is perfect for a child's room or a home office. The bathroom,is conveniently located to serve all bedrooms.

Externally, the property boasts a front garden and a covered veranda, ideal for enjoying the outdoors. The rear garden provides a private space for relaxation. Additionally, there is a garage on block, offering secure parking and extra storage.

This home benefits from double-glazed windows and gas central heating, ensuring comfort throughout the year. Being chain-free and within walking distance of the station, this property is not only a wonderful place to live but also offers excellent transport links for commuters. This is a fantastic opportunity to acquire a lovely family home in a sought-after location.

Mains Water,gas, electricity and drainage are connected and the property has not flooded.

- Extended Terraced House
- Bathroom
- Double Glazed Windows
- Garage On Block
- Walking Distance of Station
- 3 Bedrooms
- L Shaped Kitchen
- Gas Central Heating
- Chain Free
- Approx 1096 Sq ft inc Garage

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3 1 3

Tenure :	**Freehold**
Council:	**Broxbourne Borough**
Tax Band:	**D**

Entrance Door

Entrance Hall
12'11 x 6'

Living Room
15' x 11'8

Dining Area
8'3 x 8'3

Kitchen/Breakfast /Family Room
18'3 x 18' narr 9'

Landing

Bedroom One
12'11 x 12'10 max

Bedroom Two
11'10 x 10'6

Bedroom Three
7'9 x 7'1

Bathroom
8'3 x 5'

Exterior

Front Garden

Covered Veranda
18' x 9'

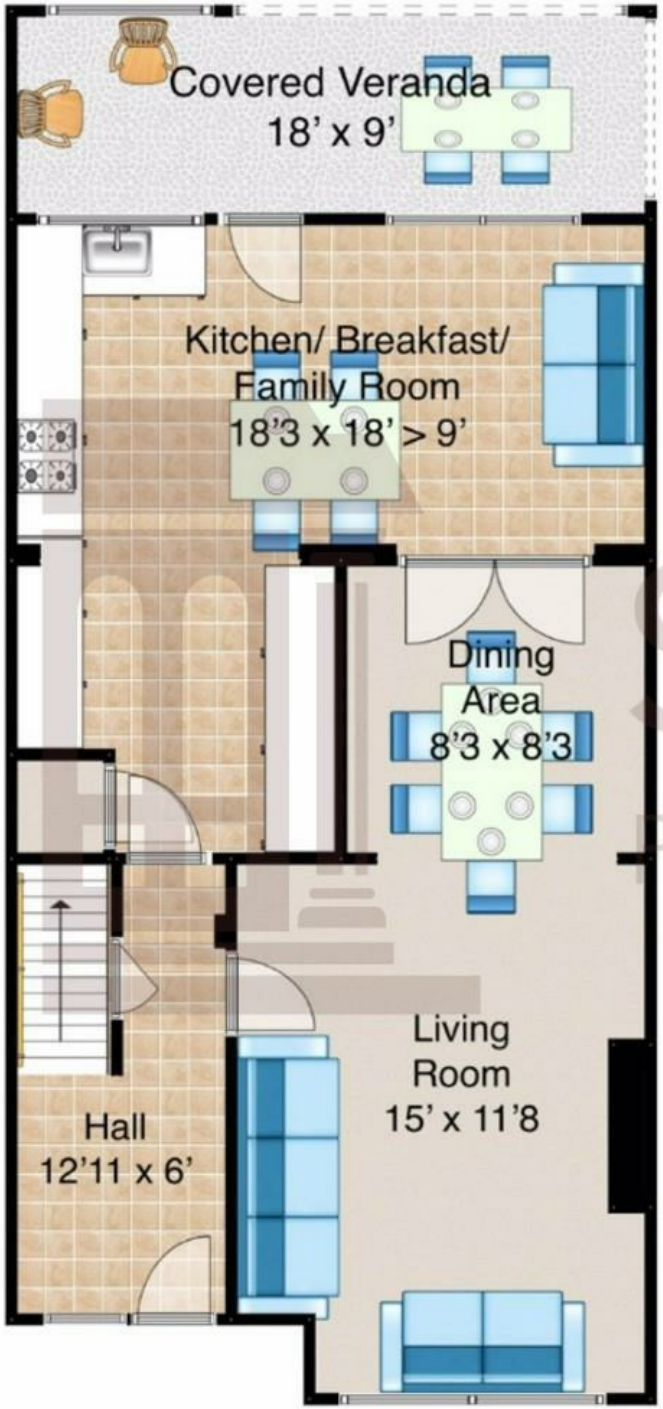
Rear Garden

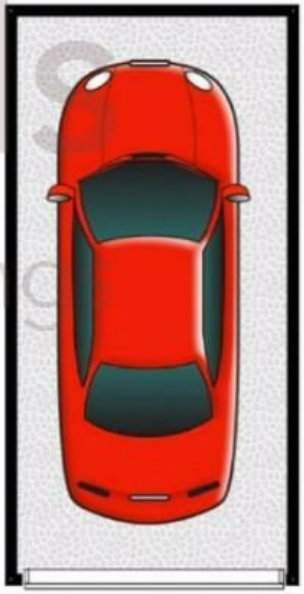
Garage on Block

Barnfield Close
Hoddesdon

This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and will not be included in any contract.
The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd.

Approx sqft house & garage 1096





Garage on Block

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