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## Cranborne Road, Hoddesdon

A 1930's end-of-terrace house with great potential, ample parking, a large garden and a substantial garden studio room. No chain.

**£375,000**

**01992 87 85 80**

## Overall Description

This is a 1930's end-of-terraced house in a pleasant residential location close to local shops, schools and transport links. The property has two double bedrooms and a bathroom on the first floor while downstairs there is the entrance hall, large open-plan sitting/dining room with newly laid engineered wooden flooring, as well as the newly fitted kitchen. The property is part way through being modernised, so represents an ideal property for buyers that would like a project to create a modern home to their own tastes and needs (the sellers are even including the bathroom fittings and tiles which are stored in the garden studio). There may also be potential to convert the loft, or to add a rear or side extension, subject to the usual consents. The property has parking to the front and gates through to further parking to the side. The garden is a really good size (100' in length) and there is a substantial garden studio at the bottom of the garden with electric power and light which could make a home office, cinema room or gym. If you are looking for a property with lots of potential then viewing is highly recommended. We are holding an Open House on Saturday 3rd January from 10am until 11am. Please call to book an appointment.

## Location

The property sits in the Hertfordshire town of Hoddesdon, close to the A10, and just a short walk from Rye House Station which has regular trains to London Liverpool Street (38 minutes), making it ideal location for young professionals who need to commute. The house is also only five minute's from The River Lea and New River each of which is served by its own footpath, so perfect for keen walkers, runners or cyclists. There is a good range of local shops within a short walk of the property and the town centre has supermarkets and other services, as well a bustling high street with a wide selection of shops, pubs and restaurants. There are excellent schools at all levels in the area including the Rye Park Nursery School, just a short walk away. Hoddesdon sits in the Lea Valley which is close to lakes and gravel pits offering leisure activities including fishing and sailing. The town is close to some beautiful Hertfordshire countryside including Broxbourne Woods which is the county's only National Nature Reserve.

## Accommodation

From the driveway the part-glazed front door leads into the:

### Entrance Hall 10'5 x 5'5 (3.18m x 1.65m)

Engineered wooden flooring. Stairs to first floor with under-stairs storage space. Meter cupboard. Radiator.

### Dining Room 16'3 x 10'7 (4.95m x 3.23m)

Window to side. Engineered wooden flooring. Storage cupboard. Open-plan into:

### Sitting Room 12'2 into bay x 10'8 (3.71m into bay x 3.25m)

Bay window to front with blinds. Wall-mounted TV aerial point. Telephone point. Radiator.

### Kitchen/Breakfast Room 16' x 9'4 (4.88m x 2.84m)

Window to rear. Kitchen units with wooden work tops and a Belfast sink. Electric cooker with five-ring gas hob. Space for fridge and freezer. Fitted dishwasher, washing-machine and tumble-drier. Part glazed door to the garden.

### First Floor 6' x 5'4 (1.83m x 1.63m)

From the hall stairs lead up to the landing. Frosted window to side. Loft hatch.

### Bedroom One 16'4 x 12'5 into bay (4.98m x 3.78m into bay)

Bay window and second to front. Ceiling spotlights. Radiator.

### Bedroom Two 10'10 x 9'11 (3.30m x 3.02m)

Window to rear. Radiator.

### Bathroom 7'9 x 5'11 (2.36m x 1.80m)

Frosted window to rear. Panel bath with tiled splash-back. Low-level WC. Vanity unit with wash-hand basin and cupboard beneath. Heated towel-rail/radiator.

## Outside

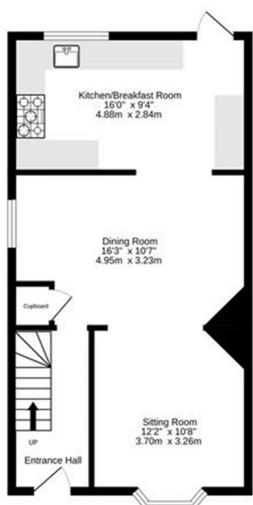
The property has a driveway to the front with off-street parking for two cars and gates leading to further potential parking to the side. The back garden is a 100' long with patio area by the house, central area of lawn with fruit trees leading down to the GARDEN STUDIO: 17'10 x 17'2 of brick-based construction with two windows to front, a glazed front door and electric light and power. Outside electric points at the back of the house and on the studio. Security light. Garden tap.

## Services and Other Information

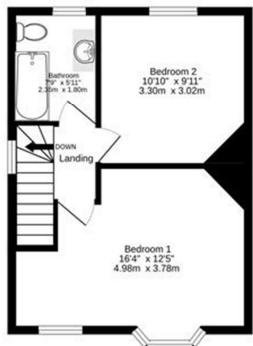
Mains water, drainage, gas and electricity. Gas central-heating (Combi-Boiler). Mainly double-glazed. Council Tax Band: D.



Ground Floor  
498 sq ft. (46.3 sq m.) approx.



1st Floor  
348 sq ft. (32.3 sq m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 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 guarantee is given 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	59	80
EU Directive 2002/91/EC		

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.

