



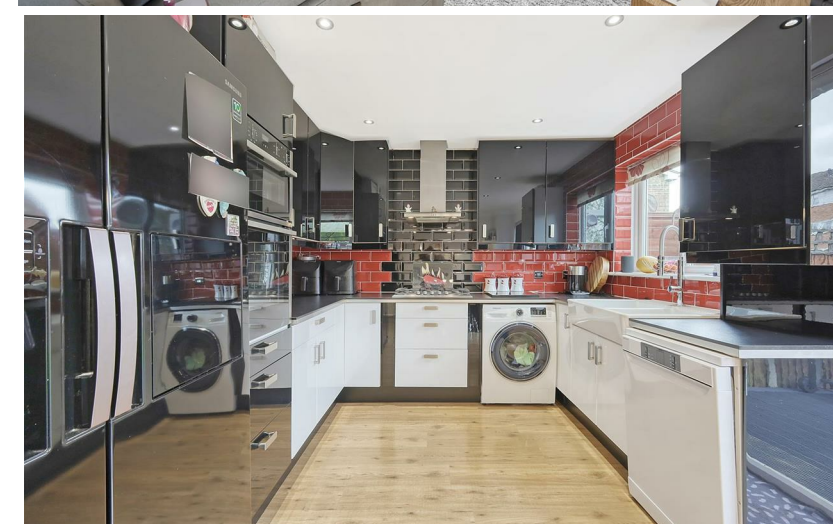
**Oliver
Minton**
Sales & Lettings

**60 Beechfield,
Hoddesdon**
Herts EN11 9QJ
Price Guide £425,000

This well appointed mid-terrace family home, situated on the ever popular 'Hundred Acre development, sits just north of Hoddesdon town centre, with a handy local parade of shops within just a few minutes walk away. The property has been within the same family ownership for over 40 years and has been very well cared for and maintained during that time.

The house is offered in a 'move in' condition and benefits from gas central heating and Upvc double glazing throughout. The accommodation in brief comprises: Enclosed entrance porch, guest cloakroom/w.c., living room, modern kitchen/dining room, two double bedrooms, a generous single bedroom and family bathroom. Externally there is off road parking to the front, a very well-maintained rear garden and a garage en-bloc.





Location

Hoddesdon has a bustling High Street which continues to improve, with a good variety of shops, supermarkets, as well as a wide selection of pubs, restaurants and takeaway services. Great for the regular commuter, the town is within close proximity of the A10/M25 and offers a choice of railway services to London from Rye House Station and Broxbourne. There is also a good choice of schools for all ages, including the well regarded Cranbourne Primary just a short stroll away. (Ofsted Rated Good) The town is close to some beautiful Hertfordshire countryside, including Broxbourne Woods and Paradise Wildlife Park is a short drive away. Lea Valley Regional Park so is also close to hand, offering leisure activities for the whole family.

Accommodation

Front door opening to:

Enclosed Entrance Porch

Radiator. Wood laminate flooring. Door to guest cloakroom and door to living room.

Guest Cloakroom

Modern white suite: Low level w.c. Vanity wash hand basin with cupboard below. Tiled walls. Upvc double glazed frosted window.



Living Room 4.82m x 3.63m (15'9" x 11'10")

Lovely light and bright room with a wide Upvc double glazed window to the front. Stairs rising to the first floor. Radiator. Deep under stairs storage cupboard. Open square arch to:

Kitchen/Dining Room

Fitted with a range of modern high gloss wall and base units with complementary work surfaces over and tiled splash-backs. Inset twin enamel sink with mixer tap and shower spray. Built-in electric fan oven with separate grill and 5 ring gas hob with brushed steel illuminated extractor over. Space for American style fridge/freezer. Space and plumbing for washing machine and dishwasher. Concealed wall mounted 'Worcester' combination boiler. The dining area has ample space for a dining table and chairs. Radiator. Wood laminate flooring. Upvc double glazed window and wide double doors opening onto the garden.



First Floor

Landing with loft access hatch. Inset LED lighting. Loft is part boarded with light and pull down loft ladder.

Bedroom One 3.73m x 2.71m (12'2" x 8'10")

Upvc double glazed window to front. Radiator. Comprehensive range of built-in bedroom furniture.

Bedroom Two 3.34m > 2.97m x 2.56m (10'11" > 9'8" x 8'4")

Narrows into large alcove. Upvc double glazed window to rear. Radiator.



Bedroom Three 2.83m x 2.12m (9'3" x 6'11")

Upvc double glazed window to front. Radiator. Wood laminate flooring.

Bathroom 2.05m x 2.05m (6'8" x 6'8")

Modern white suite: Large panel enclosed bath with overhead shower and hand held attachment. Low level w.c. with concealed cistern. Vanity wash hand basin. Chrome heated towel rail. Upvc double glazed frosted window to rear.

Exterior

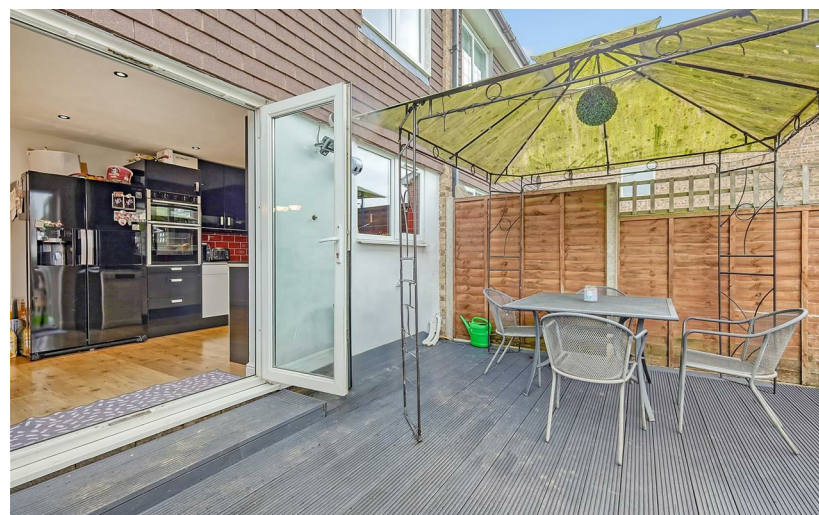
To the front of the house there is off road parking for one vehicle. There are plenty of non allocated parking bays that provide further parking.

Rear Garden

Fully enclosed rear garden with a generous decked area to the immediate rear of the house leading onto to a further seating area laid to artificial grass. The remainder of the garden is laid to lawn. Stepping stones take you to the far end of the garden where there is a timber outbuilding, currently utilised as storage and bar area. An additional paved patio area is adjacent. Gated rear access. Outside water tap.

Garage

Garage en-bloc with up and over door.





SERVICES

Mains services are connected: mains water, sewerage, electric. Gas fired central heating via radiators(untested)
Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 412600. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616

Tenure: Freehold

Council Tax Band: D

Viewing Arrangements:

Strictly by appointment

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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		
		EU Directive 2002/91/EC

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