

01992 917 111

www.christopherstokes.co.uk

78, High Street, Hoddesdon, Hertfordshire, EN11 8ET

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## Beechfield, Hoddesdon, Hertfordshire EN11 9QF

Guide Price £550,000 Freehold

- Offered Chain Free
- Downstairs Cloakroom
- Ensuite bathroom
- Desirable and Popular Residential Location
- Close to Hoddesdon Town Centre
- Spacious Accommodation
- Utility Room
- Garage to Rear and parking for two vehicles
- Catchment Area for great Primary and Secondary Schools
- Close to Rye House and St Margaret's British Rail Stations

\*GUIDE PRICE £550,000 - £575,000\*

\*FOUR DOUBLE BEDROOMS ~ SPACIOUS ACCOMMODATION ~ CHAIN FREE ~ SUBSTANTIALLY EXTENDED ~ HIGH SPECIFICATION ~ POPULAR LOCATION\*\*

Excellent family home having been thoroughly extended providing spacious accommodation and situated in a popular and desirable residential location overlooking a Green. The property benefits from having been renovated to a high specification, impressive large kitchen, reception room with surround sound speakers, dining room, downstairs cloakroom, utility area, access to south west facing garden, garage and parking spaces for two vehicles. First Floor comprises four double bedrooms, ensuite and a family bathroom. Close proximity to Cranbourne Primary and John Warner schools, links to A10/M25 and both Rye House and St Margaret's British Rail stations.



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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Total Area: 156.5 m<sup>2</sup> ... 1684 ft<sup>2</sup> (excluding garden)

All measurements are approximate and for display purposes only

