



# 17 Beechfield, Hoddesdon, Hertfordshire, EN11 9QQ

- CHAIN FREE
- EN BLOC GARAGE
- POTENTIAL FOR A DRIVEWAY, FRONT AND REAR EXTENSIONS (STPP)
- UPGRADED SHOWER ROOM
- CUL-DE-SAC
- CLOSE TO CRANBOURNE PRIMARY AND JOHN WARNER SECONDARY SCHOOLS
- EASY COMMUTE AND CLOSE TO MAJOR ROAD LINKS
- SAME FAMILY OWNERSHIP SINCE ITS CONSTRUCTION



## PROPERTY DESCRIPTION

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**\*\*CHAIN FREE\*\*** Welcome to this much loved and cherished family home, ideally situated in the heart of the popular 100 Acre estate within a peaceful CUL-DE-SAC. Constructed in the late 1960s by renowned local builders Jest & Ruskin, this delightful THREE BEDROOM, END TERRACE residence has been in the family since it was first built, offering a sense of character. With plenty of potential for modernisation, there is scope to create a driveway and consider extensions to the front and rear, as neighboring homes have successfully done (subject to planning permission). This home features a recently upgraded shower room and includes the added convenience of a GARAGE EN-BLOC. The cul-de-sac is a wonderful blend of friendly retired residents and vibrant young families, fostering a warm community atmosphere. Just a hop, skip, and a jump away, you'll find the highly regarded Cranbourne Primary School, while John Warner Senior School is merely a short walk down the road. For everyday conveniences, the Cranbourne shopping parade with its popular eateries and local stores is close at hand. The property is also well-connected to major road links, including the A10 and A414. Additionally, Rye House mainline station is just a short drive away, offering swift access to Tottenham Hale and London Liverpool Street, making it ideal for commuters. This is truly a must-view property that offers incredible potential, come and discover the possibilities this residence has to offer!



## ROOM DESCRIPTIONS

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### WELCOME TO BEECHFIELD

A charming home awaits you in this highly desirable cul-de-sac. The current family specifically selected this plot off-plan for its tranquil and secluded location, offering ample space for a growing family. You can conveniently park in the unrestricted residents bays before approaching the front of the property, which features a lovely lawn area. Many neighboring homes have transformed their frontages into driveways, providing off-street parking potential (stpp). As you enter, a convenient porch awaits where you can hang coats and store shoes. The spacious and bright main living room is enhanced by a large front-facing window that fills the space with natural light. Complementing its airy ambiance, an open staircase is positioned to the side, along with an additional storage cupboard and a side window for extra light. This inviting room flows seamlessly into the dining area, which offers plenty of space for a large table and chairs, making it perfect for family gatherings. French doors open up to a delightful patio area, perfect for outdoor entertaining. The well-proportioned kitchen offers a superb range of storage solutions, and a handy door leads directly out to the garden, enhancing both convenience and functionality.

### HEAD ON UP

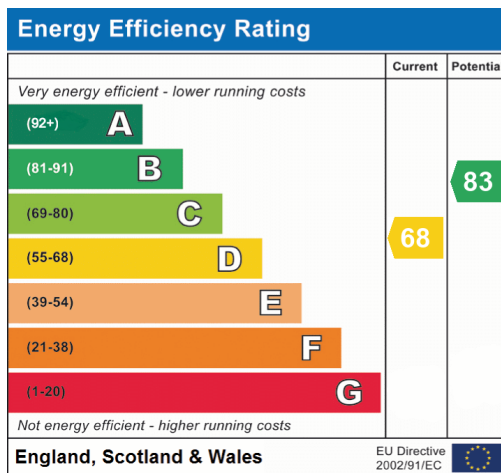
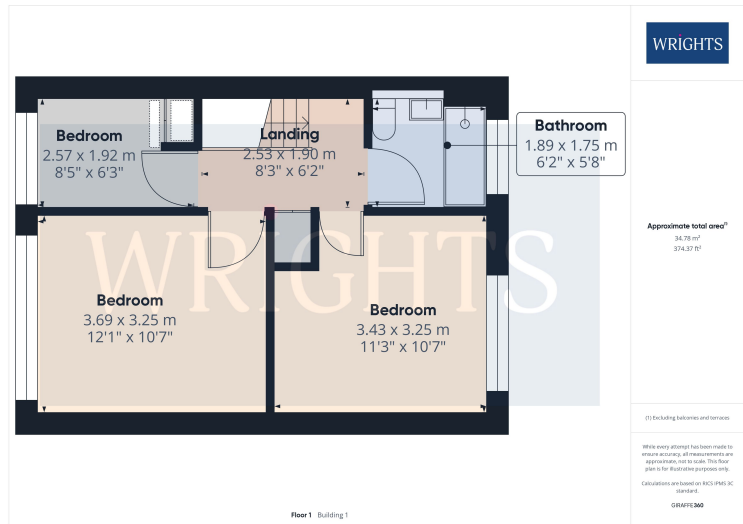
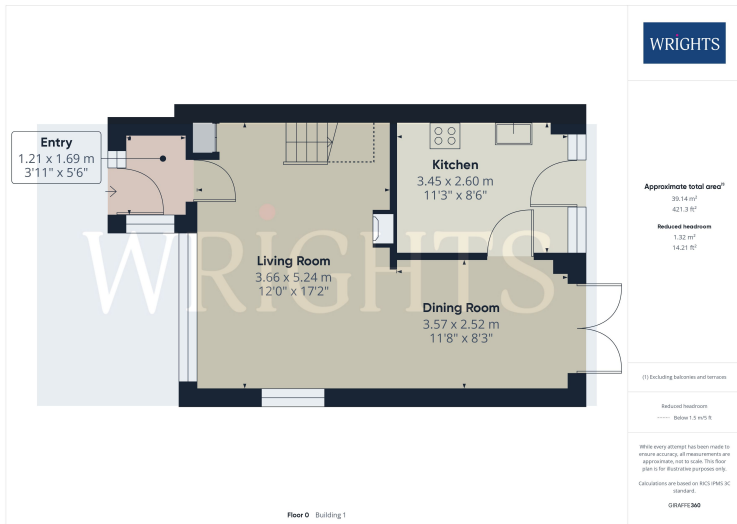
The landing features an airing cupboard and provides convenient access to the loft. Bedrooms one and two are generously sized double rooms, while bedroom three is a single room. Notably, neighboring homes have successfully extended their third bedrooms and porches below, offering potential for increased versatility within this property. The recently upgraded shower room offers a modern touch and could easily be converted back into a full bathroom if desired.

### TOUR THE GROUNDS

The immediate rear offers a patio area whilst the rest of the garden is mostly laid to lawn there are also mature borders providing soft landscaping and a Timber shed. The garden is not overlooked from the rear. For convenience, there is a gate which leads out to the garage area and a side gate to the front. The garage is en-bloc and has an up and over door.



# FLOORPLAN & EPC



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