



Clyde Road, Hoddesdon, EN11 0BE  
Offers in Excess Of £575,000



## Clyde Road, Hoddesdon, EN11 0BE

**\*\*SOLD VIA LANES\*\*** Stunning Four Bedroom Semi-Detached Family Home - Situated within a private cul-de-sac in the desired location of Dobbs Weir, Hoddesdon, Close to both Hoddesdon and Broxbourne Station and Lee Valley Regional park.



## Summary

The downstairs accommodation comprises of a welcoming entrance porch with storage perfect for shoes and coats, tiled flooring and doorway leading to the downstairs hall, downstairs w/c with low level w/c, wash hand basin, heated towel rail and window to front aspect. The lounge space is situated at the front of the property with window to front aspect and tv points. The utility is fitted with a range of eye and base level units with space for washing machine and tumble dryer, door to side access. The kitchen/living room is situated at the rear of the house and has stunning refitted eye and base level units with Quartz worksurfaces, including a breakfast bar. Fitted with dual oven, dishwasher and wine cooler and space for a large American style fridge/freezer. Flowing through to the living space that continues onto the dining area with double doors leading to rear garden.

The upstairs accommodation benefits from four good sized bedrooms with radiators and windows to either front or rear aspect, with the main bedroom being fitted with a range of wardrobe storage. Refitted family bathroom with both bath and shower, wash hand basin with vanity unit below, low level w/c, heated towel rail, tiled flooring and window to front aspect. Airing cupboard and access to loft space.

Outside you will find a well maintained rear garden, mainly laid to lawn, enclosed with panelled fencing, with decking area, brick built pizza oven and BBQ and side access to the property with cover for extra storage space.

Brick paved driveway to the front of the property with further benefit of electric car charger point.

## Entrance Porch

## Downstairs w/c

**Family Lounge** 11'0" x 15'6" (3.35m x 4.72m )

**Kitchen/Living Room/Breakfast Room**  
22'9" x 11'7" (6.93m x 3.53m )

**Dining Room** 12'4" x 9'8" (3.76m x 2.95m)

**Utility Room** 9'2" x 7'8" (2.79m x 2.34m )

## First Floor Landing

**Bedroom One** 12'3" x 8'7" (3.73m x 2.62m)

**Bedroom Two** 8'1" x 11'9" (2.46m x 3.58m )

**Bedroom Three** 11'9" x 8'1" (3.58m x 2.46m )

**Bedroom Four** 8'8" x 7'5" (2.64m x 2.26m )

## Family Bathroom

## Rear Garden

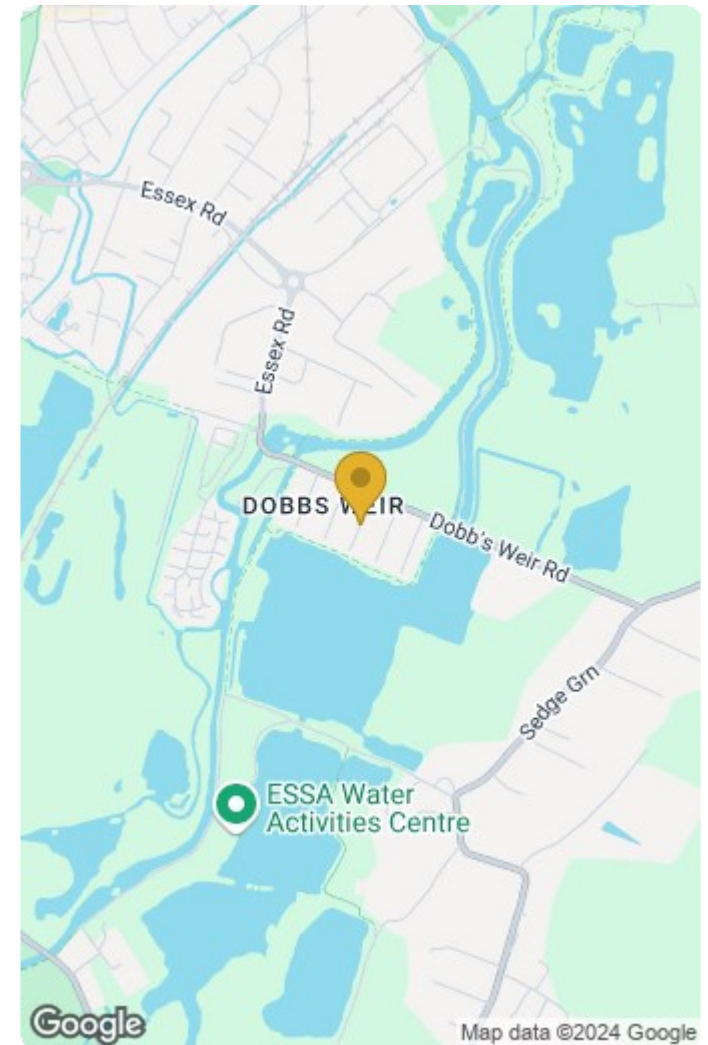
## Driveway





WELCOME TO THE KITCHEN





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 responsibility is taken 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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We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

