



323 Stanstead Road, Hoddesdon, EN11 0QW

£610,000

**Lanes**  
ESTATE AGENTS



## 323 Stanstead Road, Hoddesdon, EN11 0QW

CHAIN FREE\*\* NO ONWARD CHAIN \*\* MOTIVATED VENDORS \*\* Set back from Stanstead Road with ample driveway parking, this detached family home offers space, convenience, and room to grow. Located within easy reach of the charming village of Stanstead Abbots and the bustling town of Hoddesdon, you'll enjoy access to mainline stations, a variety of shops, and schools for all ages.

The ground floor includes a spacious reception hall, a large living/dining room perfect for family gatherings, another reception which offers versatility, a well-equipped kitchen, a downstairs shower room, and a handy utility room. There is also two points of entry to the beautiful and maintained garden. Upstairs, you'll find four generously sized bedrooms, with the main bedroom boasting a good sized en-suite. A modern family bathroom completes the upper level along with good storage.

Outside, the fully enclosed rear garden with a patio area, ideal for entertaining and a lawned area perfect for children to play or for those with green fingers this is a great project.

With no onward chain and plenty of potential to extend, this property is ready to welcome its new owners. Book your viewing today.



Hallway	
Showeroom	
Reception / Sitting Room	14'1 x 8'6 (4.29m x 2.59m)
Utility Room	8'6 x 4'11 (2.59m x 1.50m)
Main Lounge	19 x 14'5 (5.79m x 4.39m)
Kitchen	9'10 x 9'2 (3.00m x 2.79m)
First Floor Accomodation	
Landing	
Bedroom One	13'1 x 10'2 (3.99m x 3.10m)
En-Suite	
Bedroom Two	12'2 x 8'10 (3.71m x 2.69m)
Bedroom Three	10'2 x 7'7 (3.10m x 2.31m)
Bedroom Four	8'6 x 7'7 (2.59m x 2.31m)
Bathrooom	
Storage Cupboards	
Rear and Front Gardens	

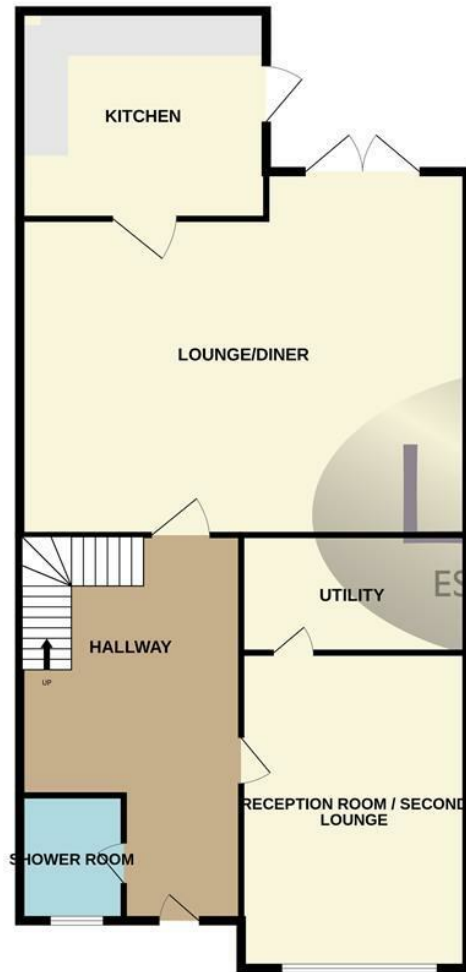




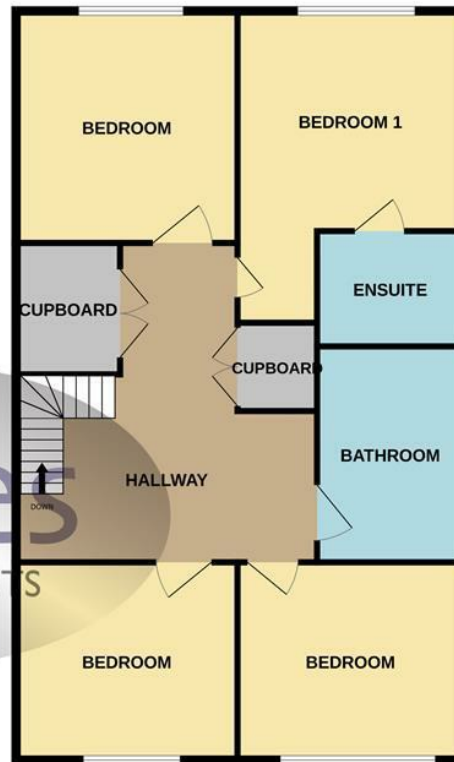




GROUND FLOOR



1ST FLOOR

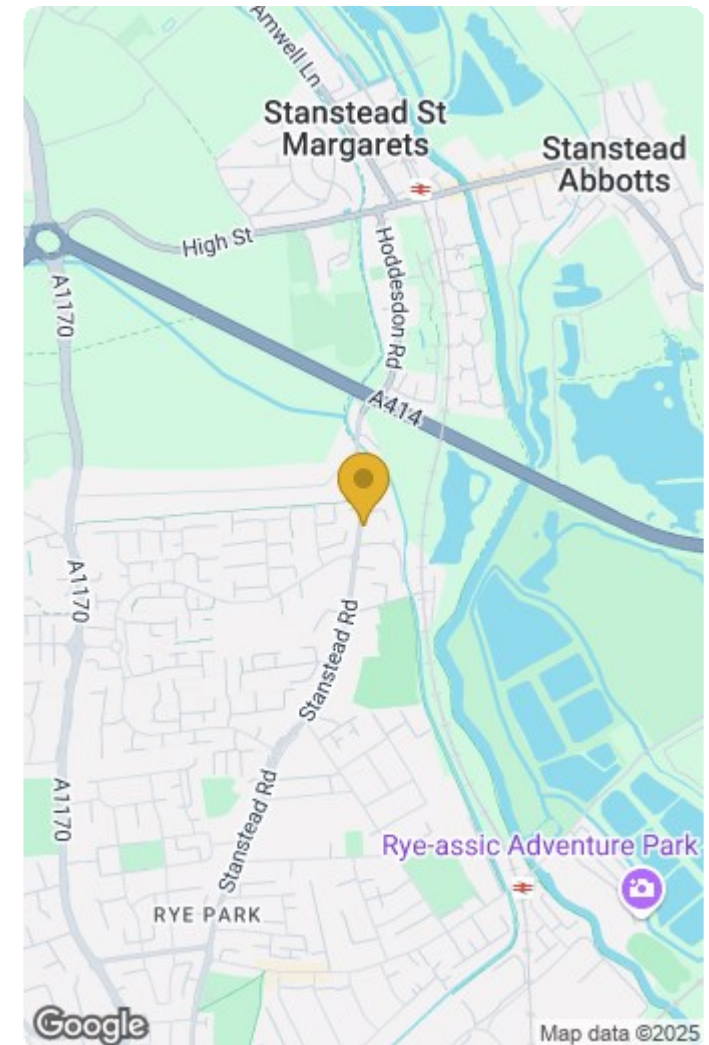


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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#### IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

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			85
(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	