



13 Brookside, Hoddesdon, EN11 8QW

£550,000



13 Brookside, Hoddesdon, EN11 8QW

Nestled in a peaceful cul de sac, is this delightful mid terrace townhouse. Completely renovated by its current owners, now offering the perfect blend of comfort and modern living. Spanning an impressive approximate 1,518 square feet, the property boasts four well-proportioned bedrooms, thoughtfully arranged over three floors, providing ample space for families or those seeking extra room for guests or a home office.

Upon entering, you are welcomed by a spacious lobby, leading to the kitchen/diner and second reception. The layout is designed to maximise natural light, creating an inviting atmosphere throughout. The ground floor also features a convenient downstairs w/c, enhancing the practicality of the home.

The main bedroom benefits from an en-suite shower room, and a family bathroom on the second floor.

Outside, the landscaped rear garden provides a lovely outdoor space for gardening enthusiasts or for enjoying al fresco dining during the warmer months. Additionally, the property includes residential parking, a valuable asset in this desirable location.

This terraced house in Brookside is not just a home; it is a lifestyle choice, offering a harmonious blend of space, convenience, and modern amenities. With its excellent layout and prime location, this property is sure to appeal to a wide range of buyers looking for their next family home.



Entrance Hall

Reception15'6" (4.72m)

Kitchen/Diner12'5" x 15'7" (3.78m x 4.75m)

W/C

Fisrt Floor Landing

Bedroom One11'3" x 15'7" (3.43m x 4.75m)

En-Suite

Reception12'3" x 15'5" (3.73m x 4.70m)

Second Floor Landing

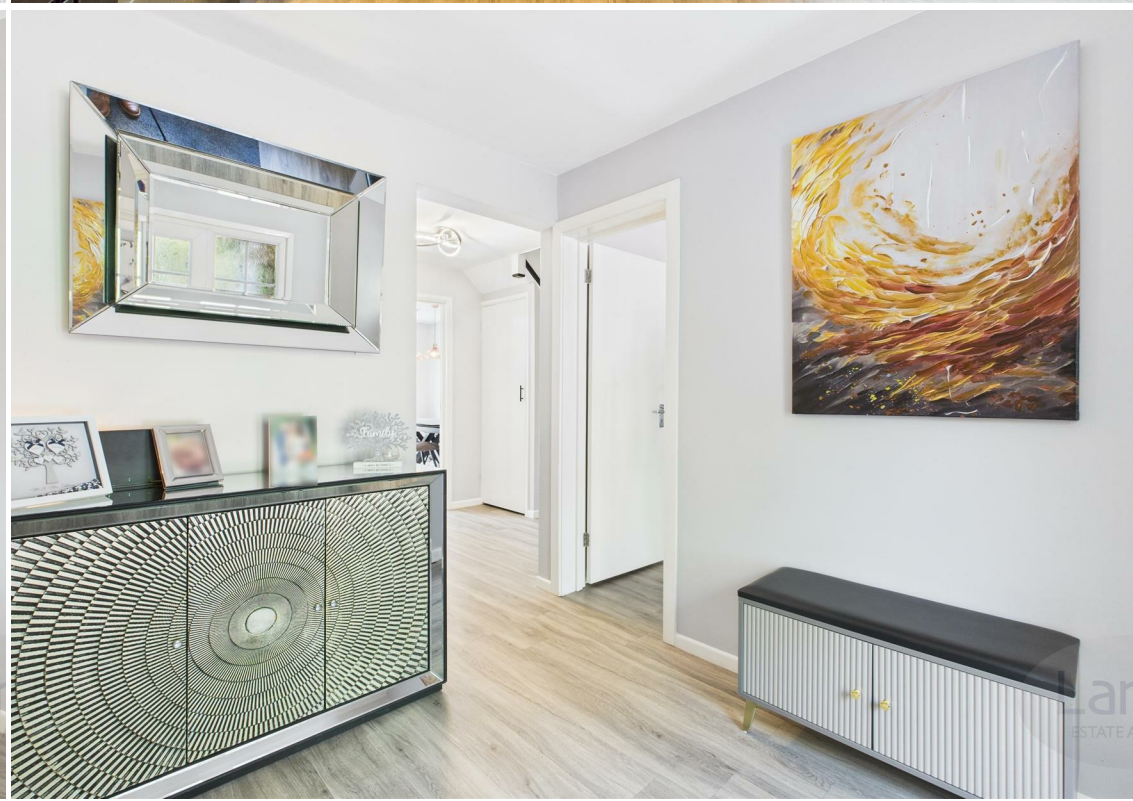
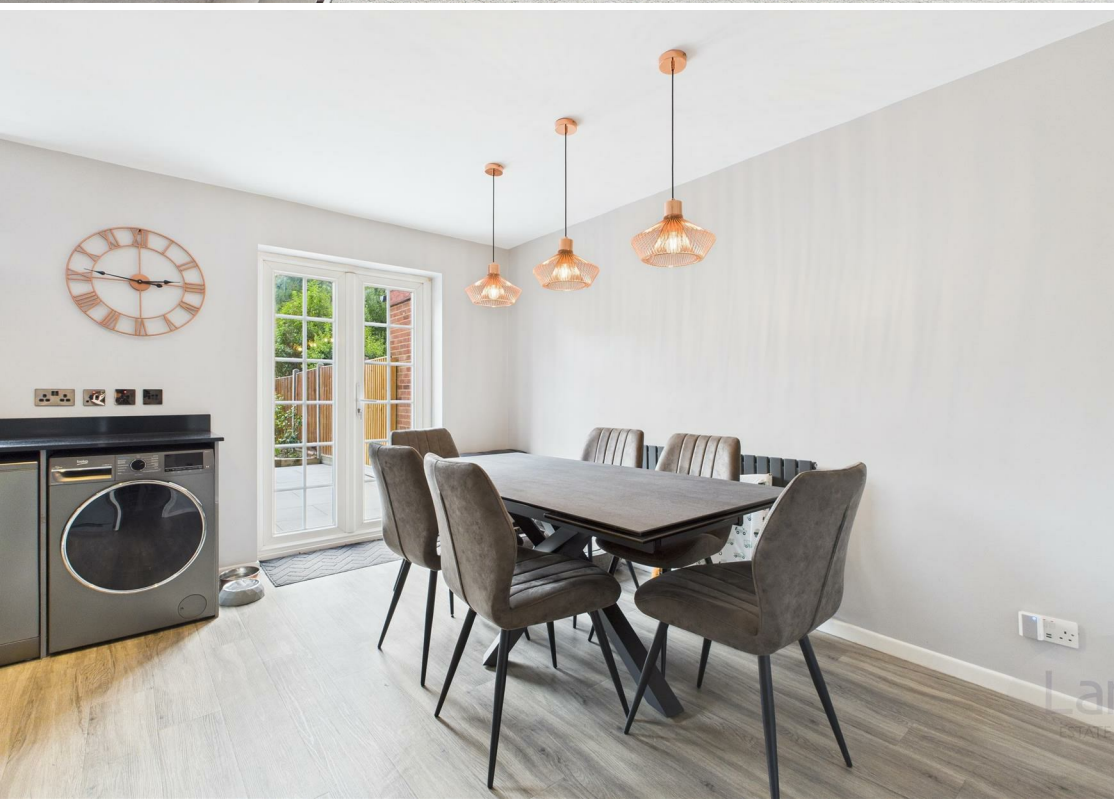
Bedroom Two15'7" x 8'6" (4.75m x 2.59m)

Bedroom Three11'3" x 8'10" (3.43m x 2.69m)

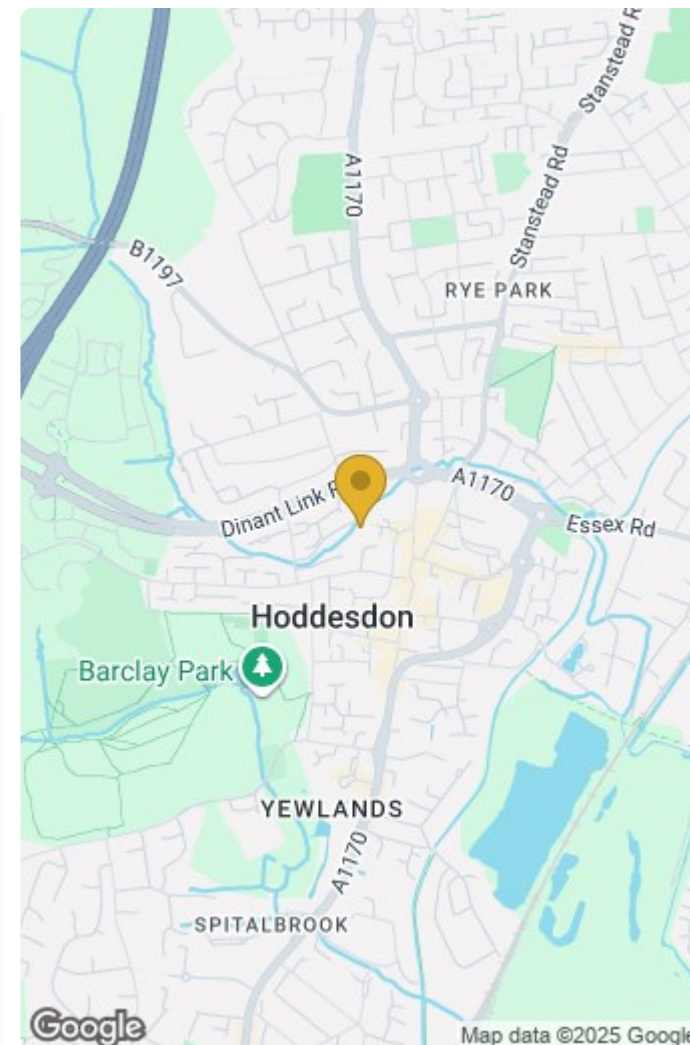
Bedroom Four11'4" x 6'6" (3.45m x 1.98m)

Bathroom

Rear Garden







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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

2 Market Street, Hertford, SG14 1BD

Tel: 01992 582 000 Email: he@lanesproperty.co.uk www.lanesproperty.co.uk

