



**Elliot Heath**  
ESTATE AGENTS

**11 Briscoe Close, Hoddesdon**  
Guide Price **£575,000**

# 11 Briscoe Close

Hoddesdon, Hoddesdon

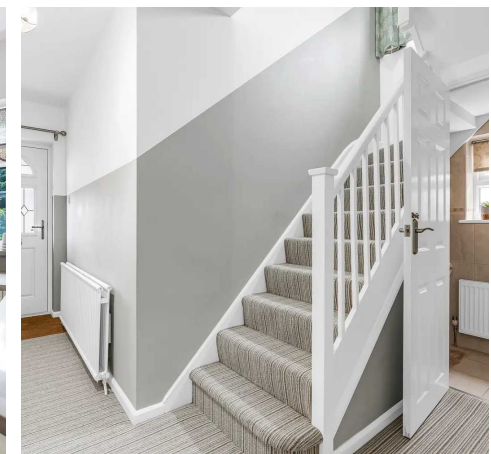
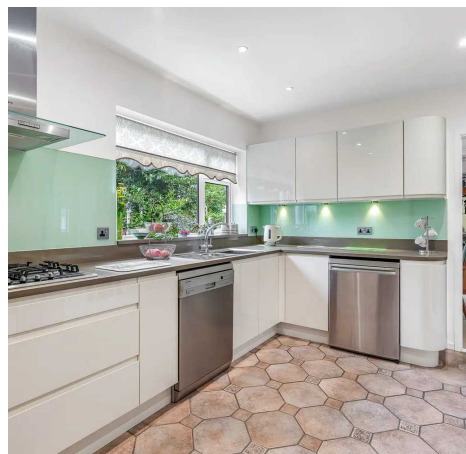
Immaculate 3-bed Jest & Ruskin semi-detached home with spacious living areas, integral garage, driveway, and large landscaped rear garden. Potential for extension, close to amenities and transport links. Contact Elliot Heath to view.

Council Tax band: E

Tenure: Freehold

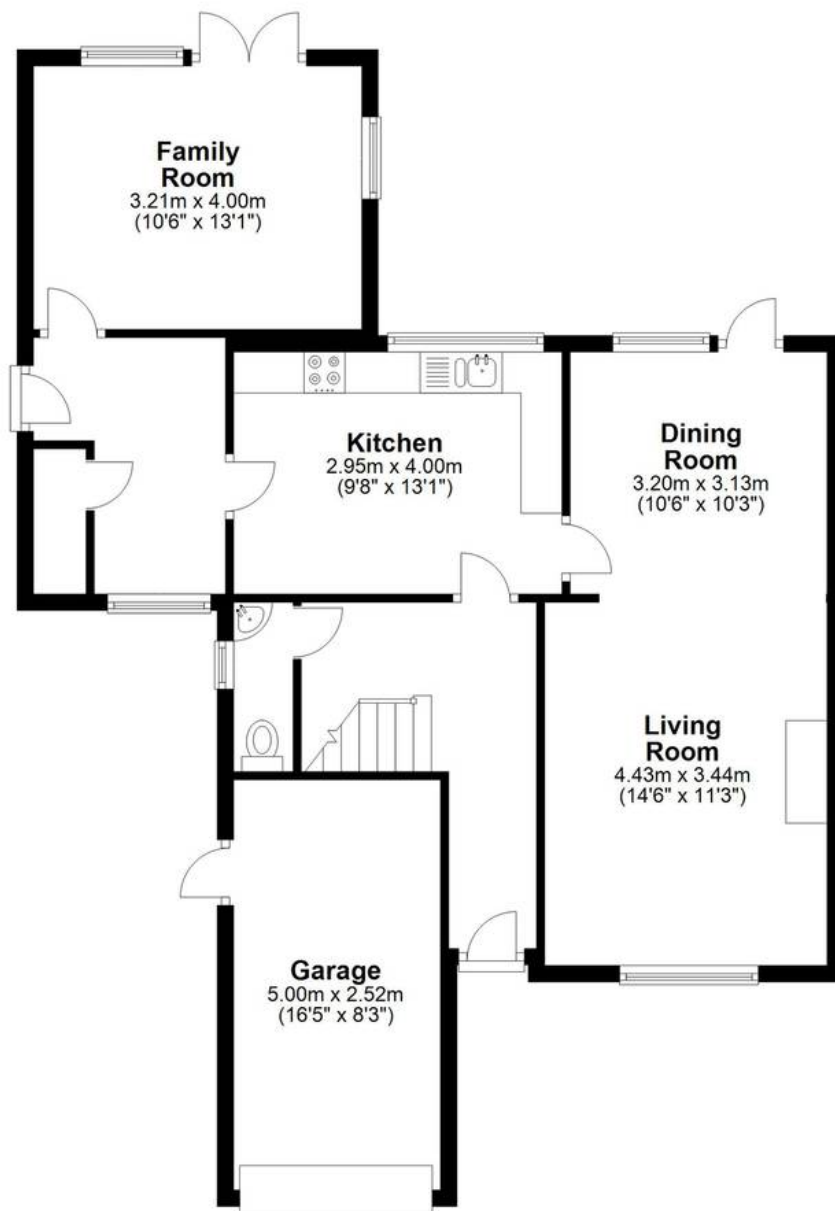
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



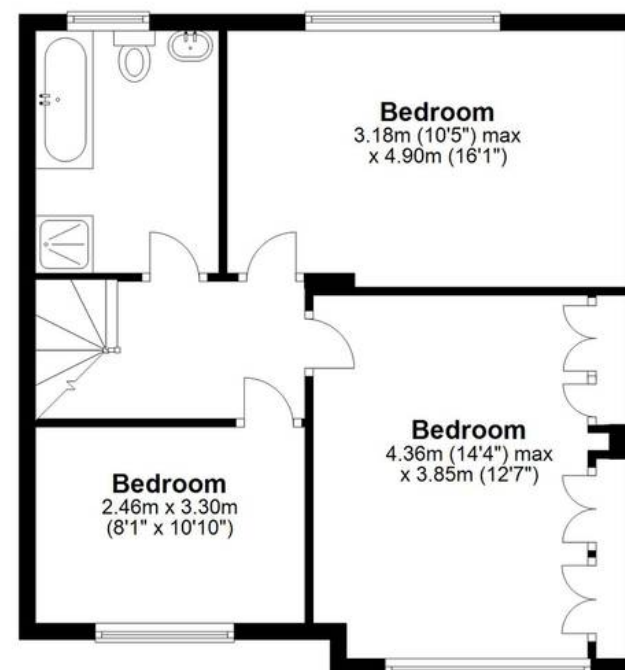
## Ground Floor

Approx. 82.2 sq. metres (884.3 sq. feet)



## First Floor

Approx. 54.0 sq. metres (580.7 sq. feet)



Total area: approx. 136.1 sq. metres (1465.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)

### Generous Entrance Hall

With stairs rising to first floor landing, radiator, doors to:

### Downstairs WC

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising dual flush wc, vanity unit with inset wash hand basin, fully tiled, radiator.

### Kitchen

9' 8" x 13' 1" (2.95m x 4.00m)

With double glazed window to rear aspect. Fitted with a range of wall and base storage units with work surfaces over, built in double oven. gas hob with extractor over, appliance space, breakfast bar, radiator, door to rear lobby and door to:

### Dining Room

10' 6" x 10' 3" (3.20m x 3.13m)

With double glazed door and window to the rear garden, radiator, open to:

### Living Room

14' 6" x 11' 3" (4.43m x 3.44m)

With double glazed window to front aspect with fitted shutters, radiator, attractive fireplace.

### Rear Lobby

With double glazed window to front aspect, door to outside, large built in storage cupboard, door to:

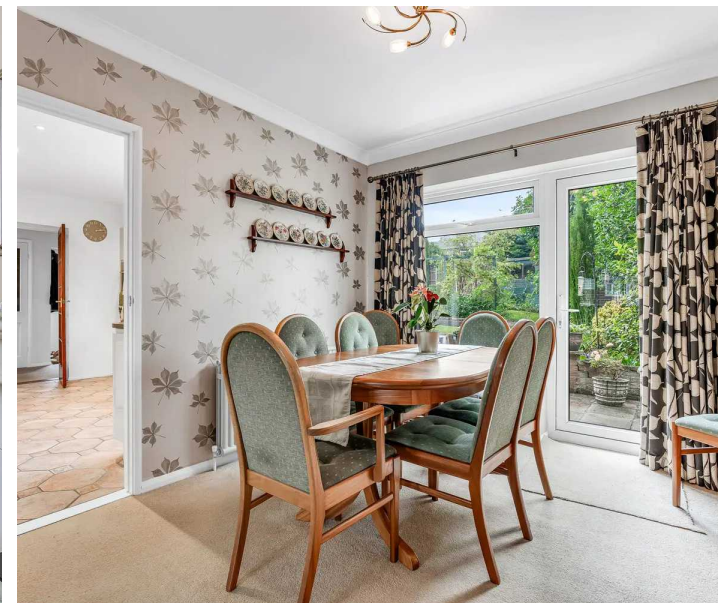
### Family Room

10' 6" x 13' 1" (3.21m x 4.00m)

Dual aspect with double glazed door and windows to the rear garden, radiator.

### First Floor Landing

With doors to:



**Bedroom One**

14' 4" x 12' 8" (4.36m x 3.85m)

With double glazed window to front aspect with fitted shutters, radiator, fitted wardrobe cupboards to one wall.

**Bedroom Two**

10' 5" x 16' 1" (3.18m x 4.90m)

With double glazed window to rear aspect, radiator.

**Bedroom Three**

8' 1" x 10' 10" (2.46m x 3.30m)

With double glazed window to front aspect with fitted shutters, radiator.

**Bathroom**

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising tile enclosed bath, separate shower cubicle, vanity unit with inset wash hand basin, concealed cistern wc, fully tiled, radiator.





## FRONT GARDEN

The front garden is attractively paved with steps leading up to the front door and access to the rear garden.

## REAR GARDEN

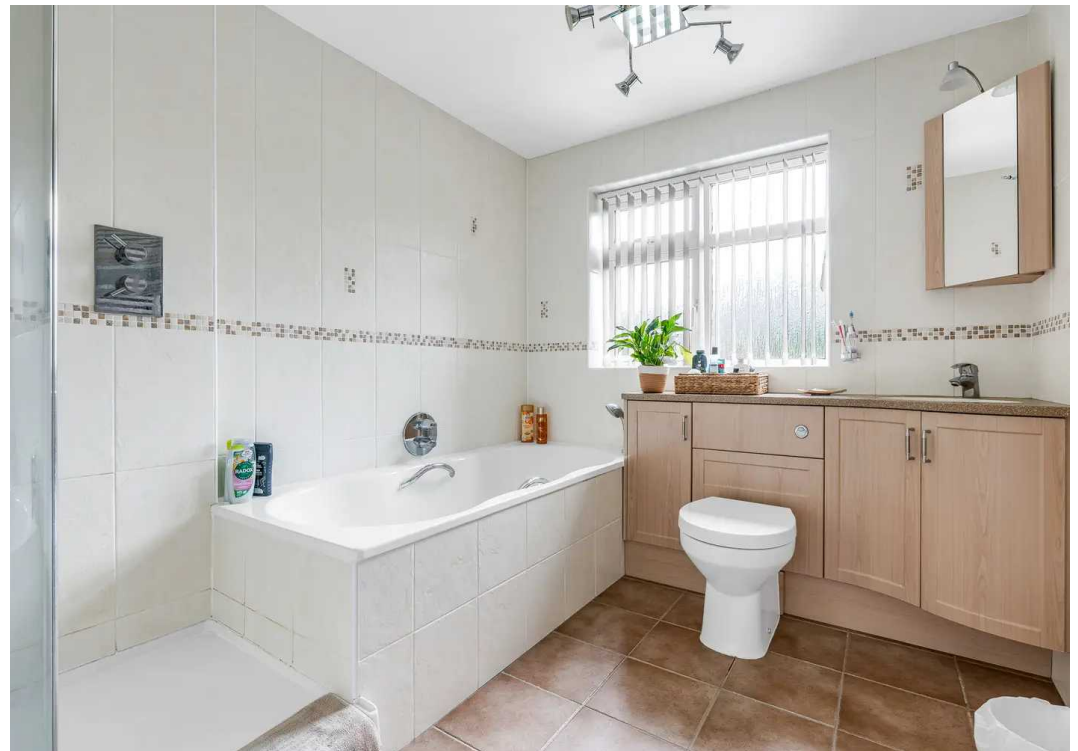
Undoubtedly one of the main features of this property is the generous rear garden that has been thoughtfully landscaped. Predominantly laid to lawn with plant and shrub borders, vegetable patch, greenhouse, garden shed and patio seating area.

## GARAGE

Double Garage

The property benefits from a block paved driveway which in turn gives access to the integral garage measuring approximately 16'5 x 8'3 (5.00 x 2.52) with up and over door to front aspect and personnel door to side aspect.







## Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street - SG12 7AA

01920 29 33 33

[hello@elliotheath.co.uk](mailto:hello@elliotheath.co.uk)

[elliotheath.co.uk](http://elliotheath.co.uk)