



**Oliver
Minton**
Sales & Lettings

**1 Century Road,
Hoddesdon**

Hertfordshire EN11 8JJ

Price Guide £425,000

Located on a private and quiet 'no-through' road yet within very easy reach of Hoddesdon town centre and main-line station, this semi-detached Victorian house has been the subject of much improvement by the current owners. The spacious and beautifully presented accommodation offers an incoming purchaser a superb ready-made home and in brief comprises: Through living/dining room, stylish fitted kitchen, two bedrooms and family bathroom to the first floor together with a spacious double bedroom on the second floor. There is a private garden to the rear and off street parking to the front.





Accommodation

Front door opening to:

Spacious Living/Dining Room 8.21m x 4.01m (26'11" x 13'1")

Beautiful light bright and airy dual aspect room with a bay window to the front and double multi-pane French doors opening to the rear garden. Engineered oak floor. Radiator. Coved cornice. Stairs rising to the first floor.

Kitchen 3.85m x 2.38m (12'7" x 7'9")

Fitted with a superb range of wall and base cabinets with wood-bloc work surfaces over. Tiling to splash-back areas. Inset Butler sink with mixer tap. Larder unit with top cupboard with space for American style fridge/freezer. Integrated automatic washing machine and slim-line dishwasher. Space for large range style cooker. Brushed steel illuminated extractor canopy over. Tiled floor. Vertical radiator. Brand new 'Vaillant Ecotec Pro 30' gas fired combination boiler. Window to rear overlooking the garden.



First Floor

Landing with doors off to bedrooms one, two and family bathroom. Radiator. Stairs rising to second floor.

Bedroom One 3.51m + wardrobes x 3.06m (11'6" + wardrobes x 10'0")

Sash window to front aspect. Wood laminate floor. Radiator. Dado rail. Range of built-in sliding door wardrobes to one wall. Coved cornice.

Bedroom Two 4.47m x 2.27m (14'7" x 7'5")

Sash window to rear aspect. Radiator. Coved cornice.



Bathroom 2.41m x 2.38m (7'10" x 7'9")

Fitted with a modern white suite. Panel enclosed 'shower' bath with mixer tap and over bath wall mounted 'Triton' electric shower and glazed screen. Pedestal wash hand basin. Low level w.c. Built-in floor to ceiling storage cupboard. Radiator. Frosted window to rear.

Second Floor

Small landing with door opening to:

Bedroom Three 5.14m x 3.11m + deep recess (16'10" x 10'2" + deep recess)

Decent headroom, slightly restricted towards edges of room. Two 'Velux' roof windows to front. Radiator. Two eaves storage cupboards.



Exterior

The property sits on a private no through road. To the front of the property there is a garden area with a picket fence.

Rear Garden

Landscaped with a flagstone patio to the immediate rear of the house. The remainder is laid to lawn. Outside Courtesy lighting. Gated side access out to front.

Timber Outbuilding 4.40m x 1.78m (14'5" x 5'10")

Useful outbuilding currently used for storage, however could be converted to a home office or gym.





Tenure: Freehold

Council Tax Band: TBC

Viewing Arrangements:

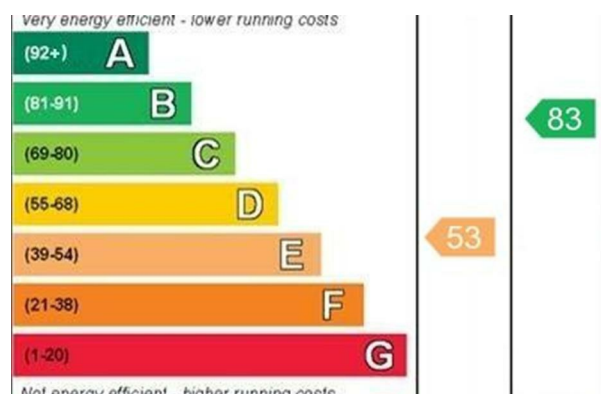
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