



## Pear Tree Cottage Lord Street

Hoddesdon, EN11 8SJ

**Price Guide £850,000**



KIRBY COLLETTI are delighted to market this CHARMING FOUR BEDROOM CHARACTER COTTAGE which is presented to an excellent standard throughout. The property configuration has very versatile living which would allow for a separate annexe.

Situated along a country track lane off Lord Street you have a feel of semi rural country life yet you are within half a mile away from Hoddesdon Town Centre with its wealth of amenities.

Some of the many features include Lounge, Sitting Room, Fitted Country Style Kitchen with ESSE Range Cooker, Conservatory, Annexed Building with Bedroom, En -Suite Shower Room, Mezzanine Study Area and Laundry Room, Family Bath/Shower Room, Oil Fired Heating, Neatly Tended Gardens and Shingle ' In & Out' Driveway Providing Ample Parking



- CHAIN FREE
- TWO RECEPTION ROOMS
- EN SUITE SHOWER ROOM
- CLOSE TO TOWN CENTRE
- CHARMING CHARACTER COTTAGE
- CONSERVATORY
- FAMILY BATHROOM
- FOUR BEDROOMS
- FITTED KITCHEN
- MEZZANINE STUDY



### ACCOMMODATION

Entrance door to:

### PORCH

4'9 x 4 (1.45m x 1.22m)

Coved ceiling. Recessed ceiling spotlights. Radiator. Wooden floorboards.

### GROUND FLOOR W.C.

5'2 x 3'3 (1.57m x 0.99m)

Front aspect window. Low level W.C. Wash hand basin. Tongue & Groove panelled walls to dado height. Coved ceiling. Recessed ceiling spotlights. Wooden floorboards. Radiator.

### LOUNGE

16'9 x 9'5 (5.11m x 2.87m)

Triple aspect windows. Coved ceiling. Picture rail. Radiator. Exposed brickwork to one wall. Door to Kitchen and Door to:

### SITTING ROOM

13'10 x 10 (4.22m x 3.05m)

Dual aspect windows. Coved ceiling. Radiator. Log burner.

### KITCHEN

17 x 9'2 (5.18m x 2.79m )

Side aspect window and door to Conservatory. Range of Cream wall and base units with wooden worksurfaces over. Ceramic sink unit. Electric oven and hob. 'ESSE' Range cooker. Integrated dishwasher. Space for American style fridge/freezer. Recessed ceiling spotlights. Wooden flooring. Door leading to staircase.

### CONSERVATORY

12'3 x 11'9 (3.73m x 3.58m)

Double glazed windows and double doors leading to garden. Terracotta tiled floor. Radiator. Hallway leading to laundry room which is part of the annexed building.

### LAUNDRY ROOM

7'8 x 6'9 (2.34m x 2.06m)

Bespoke Oak fitted cupboards housing washing machine and space for tumble dryer. Wooden flooring. Column radiator. Door to:

### BEDROOM 1

17'9 x 9'8 widening to 18'2 (5.41m x 2.95m widening to 5.54m )

Double glazed double doors to garden. Exposed brick wall. Oak flooring. Recessed ceiling spotlights. Vaulted ceiling. Two column radiators. Stairs to first floor. Door to:

### EN SUITE SHOWER ROOM/W.C

7'7 x 4'10 (2.31m x 1.47m)

Fully tiled walls and floor. Walk in wet area with fixed glazed screen. Low level W.C. Wall mounted wash basin. Column radiator with towel rail. Recessed ceiling spotlights. Extractor fan. Shaver socket.

### MEZZANINE STUDY AREA

17'9 x 10'5 (5.41m x 3.18m )

Double glazed window with Juliette balcony. Oak and glass balustrade. Wooden flooring.

### FIRST FLOOR LANDING

### BEDROOM 2

11'9 x 9'5 (3.58m x 2.87m)

Front aspect window. Radiator.

### BEDROOM 3

12'3 x 9'1 (3.73m x 2.77m)

Side aspect window. Built in cupboard. Access to loft. Radiator.

### BEDROOM 4

10'10 x 9 (3.30m x 2.74m)

Side aspect window. Radiator.

### BATH/SHOWER ROOM/W.C

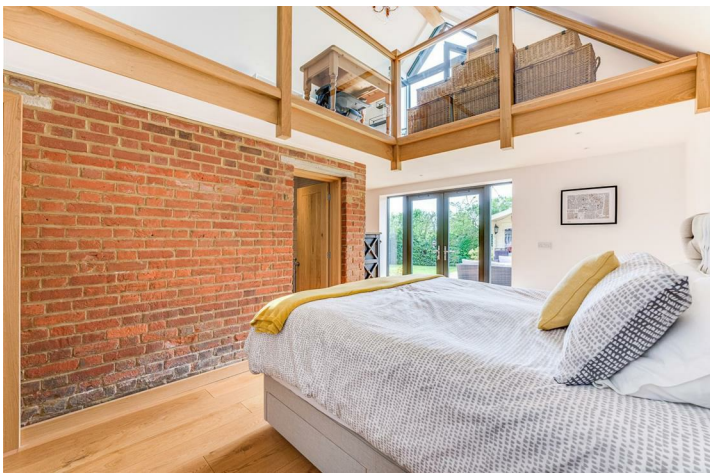
10'7 x 6'8 (3.23m x 2.03m )

Front aspect window. Tongue & Groove panelled walls. Panel enclosed bath. Low level W.C. Wash hand basin. Fully tiled shower cubicle. Recessed ceiling spotlights. Tiled floor. Column radiator with towel rail.

### OUTSIDE

The property is approached via a country track lane off Lord Street. Immediately to the front there is a shingled ' In & Out' driveway providing parking for several cars, leading through to gardens with large patio area and neatly tended lawn. Large Timber Summer house. Shed and Log Store.







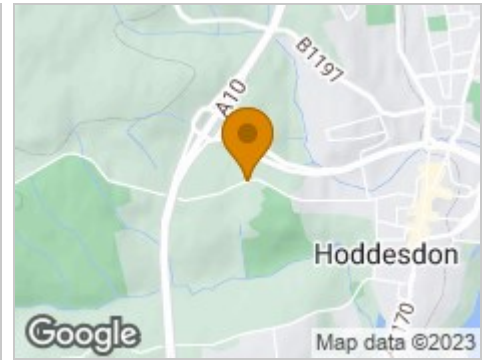
## Road Map



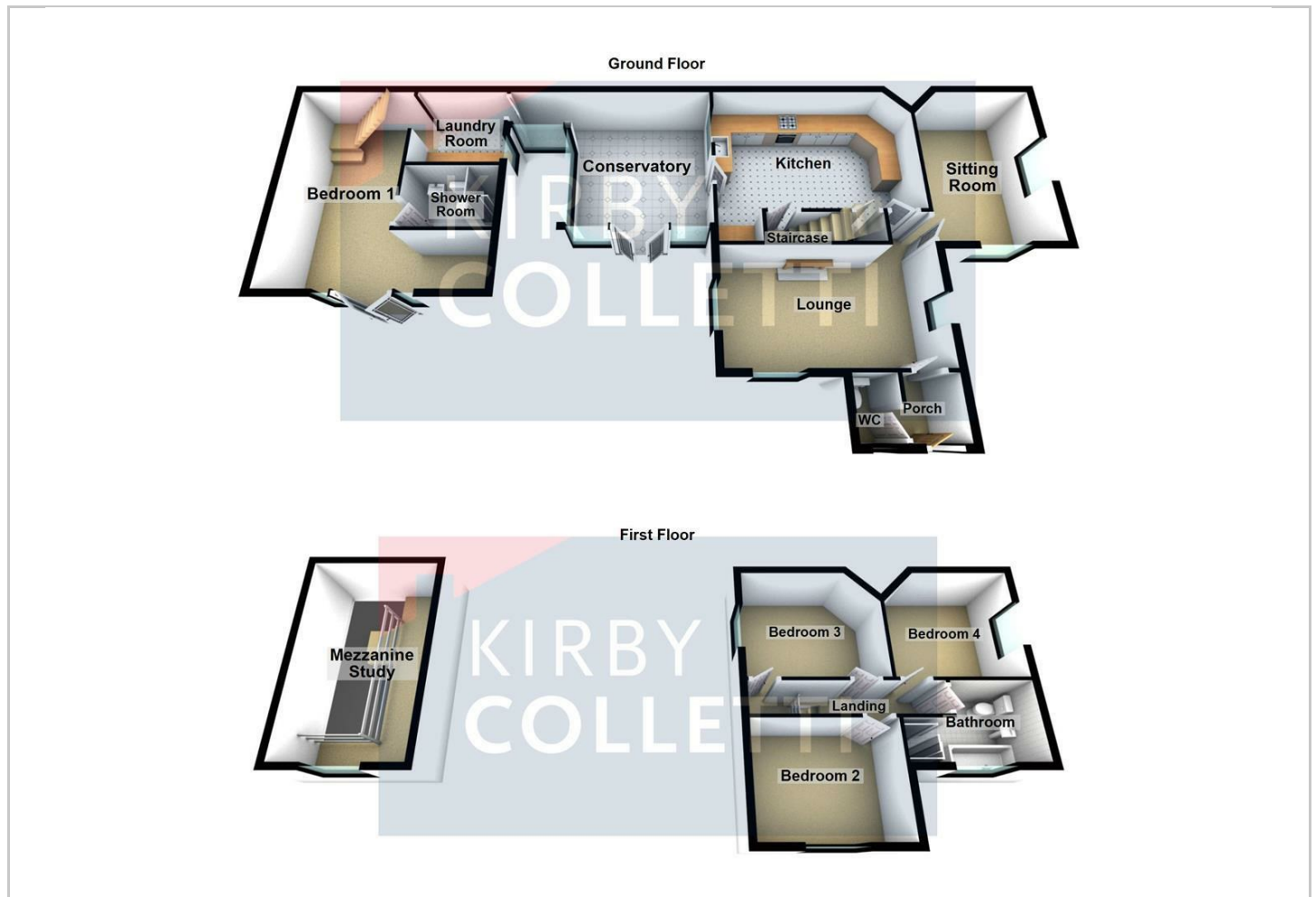
## Hybrid Map



## Terrain Map



## Floor Plan

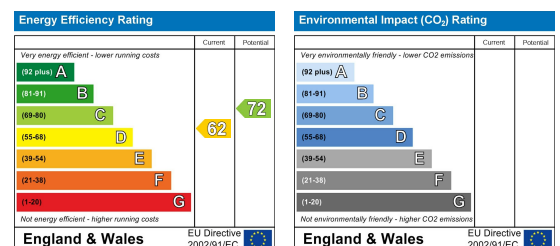


## Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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