



6 High Leigh Barns Box Lane

Hoddesdon, EN11 8SB

Price £475,000



KIRBY COLLETTI are delighted to market this Three Bedroom Barn Conversion which is presented to an excellent standard throughout.

Situated along a country 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, Dining Room, Fitted Kitchen, Cloakroom, Bedroom with En -Suite Shower Room, Family Bathroom, Calor Gas Heating, Neatly Tended Rear Garden , Two allocated Parking Space plus Garage.

- Three Bedrooms
- Cloakroom
- Garage
- Close to Town Centre
- Lounge
- Kitchen
- Two Allocated Parking Spaces
- Dining Room
- Bathroom
- Rear Garden



Accommodation

Timber front door to:

Entrance Hall

10'7" x 7'7" (3.23m" x 2.31m")

Stairs to first floor. Under stairs storage cupboard. Radiator. Laminate floor.

Cloakroom

5'10" x 4'2" (1.78m" x 1.27m")

White suite comprising low level W.C. Wash hand basin with tiled splashback. Radiator. Extractor fan.

Lounge

10'6" x 10'2" (3.20m" x 3.10m")

Front aspect double glazed sealed unit window. Radiator. Television aerial point. Double doors to:

Dining Room

10'2" x 7'2" (3.10m" x 2.18m")

Double glazed sealed unit timber door to rear garden. Radiator.

Kitchen

12'3" x 7'1" (3.73m" x 2.16m")

Rear aspect double glazed sealed unit window, Double glazed sealed unit timber door to rear garden. Range of wall and base mounted unit. Roll edged work surfaces. Inset single drainer stainless steel sink unit with mixer tap over. Built in gas four ring hob. Extractor hood over. Built in oven below. Integrated fridge/freezer, dishwasher and washing machine. Tiled flooring. Radiator.

First Floor Landing

Front aspect double glazed sealed unit window. Exposed beams. Doors to bedrooms and bathroom.

Bedroom One

11'4" max x 10'9" (3.45m" max x 3.28m")

Rear aspect double glazed sealed unit window. Vaulted ceiling with exposed beams. Radiator. Door to:

En Suite Shower Room

6'11 x 4'2" (2.11m x 1.27m")

White suite comprising fully tiled shower cubicle. Low level W.C. Wash hand basin. Half tiled walls. Extractor fan. Radiator.

Bedroom Two

11'10 x 7' (3.61m x 2.13m)

Rear aspect double glazed sealed unit window. Radiator. Vaulted ceiling with exposed beams.

Bedroom Three

7'8" x 7'1" (2.34m" x 2.16m")

Front aspect double glazed sealed unit window. Radiator. Vaulted ceiling with exposed beams.

Bathroom

7' x 6'8" (2.13m x 2.03m")

Rear aspect double glazed sealed unit window. White suite comprising panel enclosed bath with mixer tap and shower attachment over. Pedestal wash hand basin. Low level W.C. Radiator. Half tiled walls.

Exterior

Residents parking to front of the property.

Rear Garden

Paved patio area. Remainder laid to lawn. Raised planter. Rear gate giving access to garage and parking space.

Garage

17'6" x 8'9" (5.33m" x 2.67m")

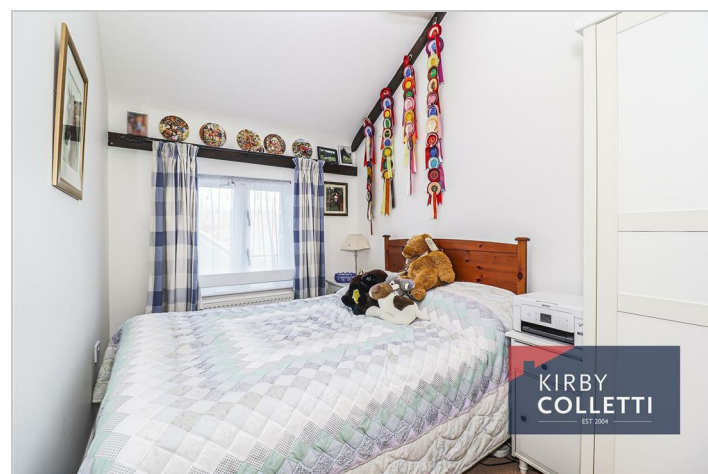
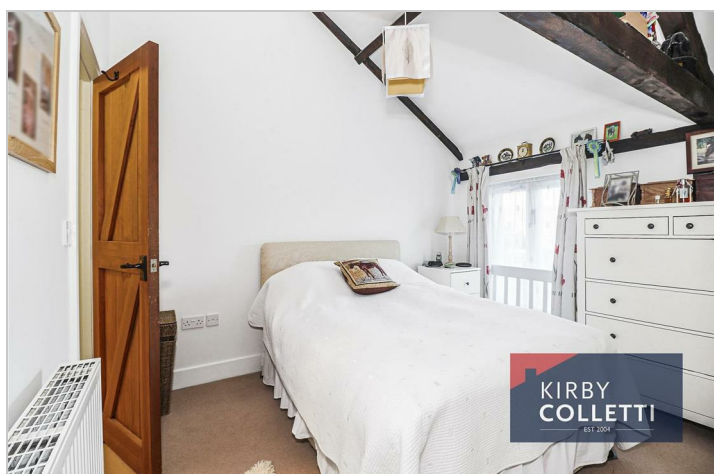
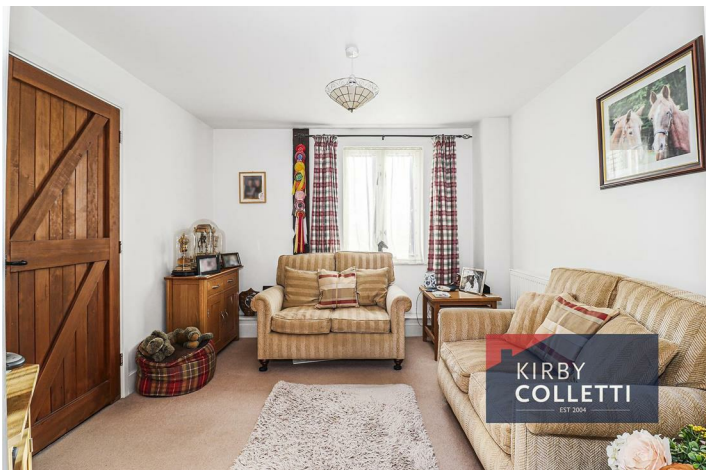
Double timber doors. Parking space to front of garage.

Agents Note

Calor Gas Heating.

Klargester septic tank sewage treatment plant.

Residents communal charge £80 per month.



Road Map



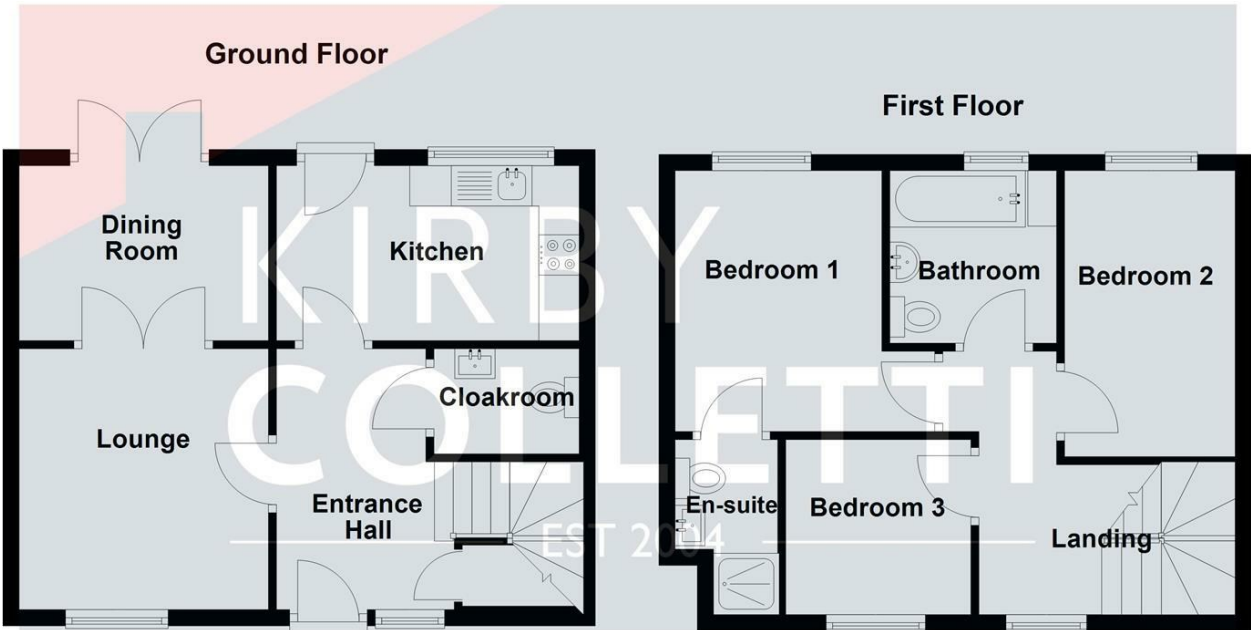
Hybrid Map



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

