



## 63 Old Highway

Hoddesdon, EN11 0LT

**£450,000**



Kirby Colletti are pleased to offer this well-presented Victorian semi-detached house. Spanning an impressive 931 square feet, the property features three spacious bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The re-fitted kitchen is both stylish and functional, providing a wonderful space for culinary creativity.

One of the standout features of this property is the expansive 80-foot rear garden, which offers a serene outdoor retreat for relaxation, gardening, or children's play. The garden is a fantastic space for summer barbecues or simply enjoying the fresh air.

Conveniently located close to the station, this home provides easy access to transport links, making commuting a breeze. With its charming character and modern amenities, this three-bedroom semi-detached house is a rare find in Hoddesdon, promising a comfortable and enjoyable lifestyle. Don't miss the opportunity to make this lovely property your new home.

- Chain Free Character Semi Detached
- Re-Fitted Kitchen
- Gas Central Heating
- Three Bedrooms
- Re-Fitted Bath/ Shower Room
- 80ft South West Facing Rear Garden
- Two Reception Rooms
- Double Glazed
- Close To Station



## Accommodation

Front door to:

### Entrance/Dining Room

14'4 x 13'7 (4.37m x 4.14m)

### Lounge

13'8 x 10'11 (4.17m x 3.33m)

### Re-Fitted Kitchen

10'11 x 10'1 (3.33m x 3.07m)

### Re-Fitted Bath/Shower Room

8'8 x 6'11 (2.64m x 2.11m)

### First Floor Landing

### Bedroom One

13'5 x 10'1 (4.09m x 3.07m)

### Bedroom Two

11'1 x 10'4 (3.38m x 3.15m)

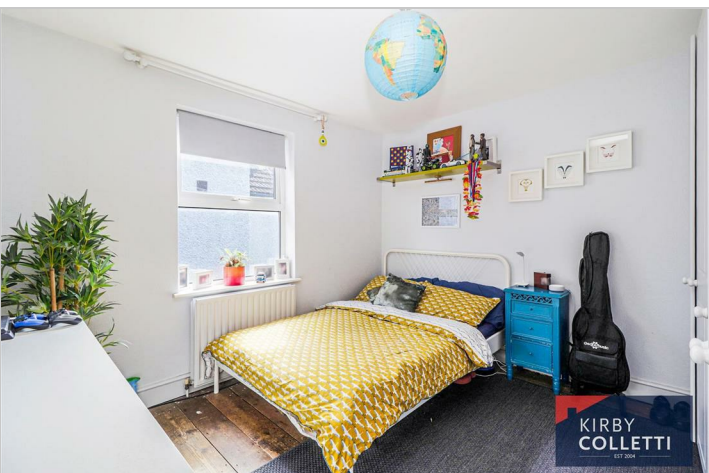
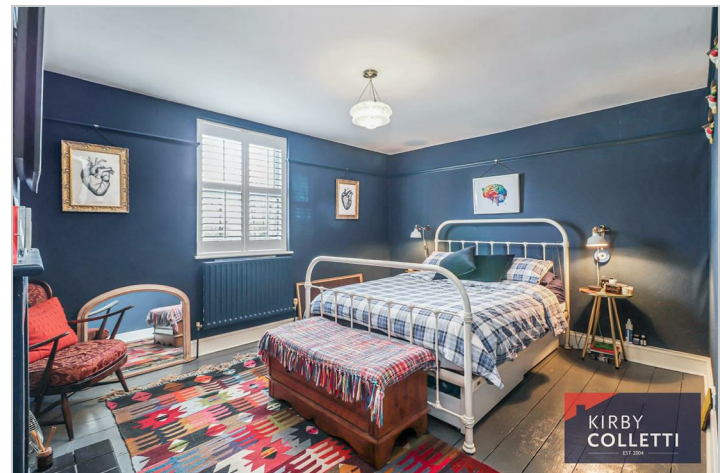
### Bedroom Three

9'9 x 8'11 (2.97m x 2.72m)

## Exterior

### Rear Garden

80ft South West Facing.



## Road Map



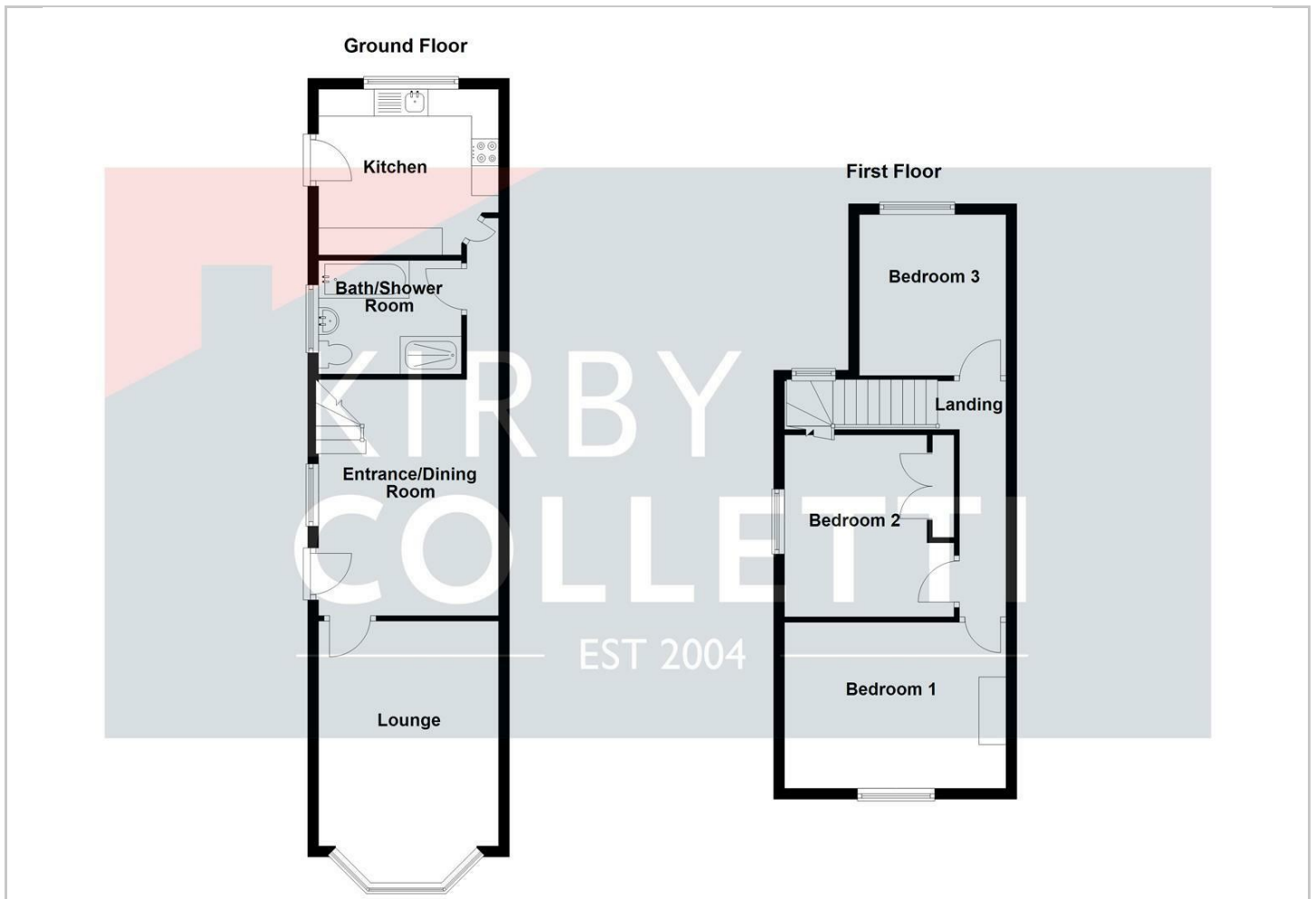
## Hybrid Map



## Terrain Map



## Floor Plan

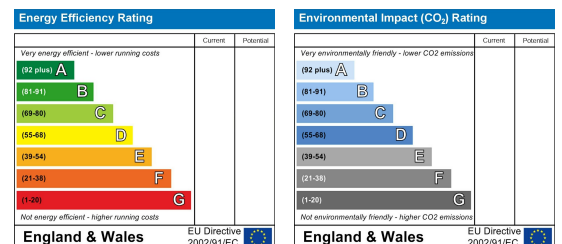


## Viewing

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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