

Burford House Burford Street
Hoddesdon, EN11 8HY
Guide price £395,000





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The property has been comprehensively remodelled by the current owners and now presents an exceptional blend of classic architecture and contemporary luxury.

You are welcomed by a striking entrance hallway which immediately sets the tone. The principal living space has been thoughtfully designed for both everyday comfort and entertaining. Triple bay windows flood the room with natural light and are beautifully framed by original wooden shutters, preserving the building's historic charm. At the centre sits an oversized statement island within a bespoke luxury kitchen, creating a social focal point that flows effortlessly into the reception area.

From the main living space, stairs descend to a peaceful private level. Here the layout provides a clear separation between living and sleeping accommodation, offering two well proportioned double bedrooms along with a sumptuous luxury bathroom featuring a separate shower and finished to an exceptional standard.

Externally the property enjoys one allocated parking space along with four visitor spaces shared between residents, and well maintained communal gardens.

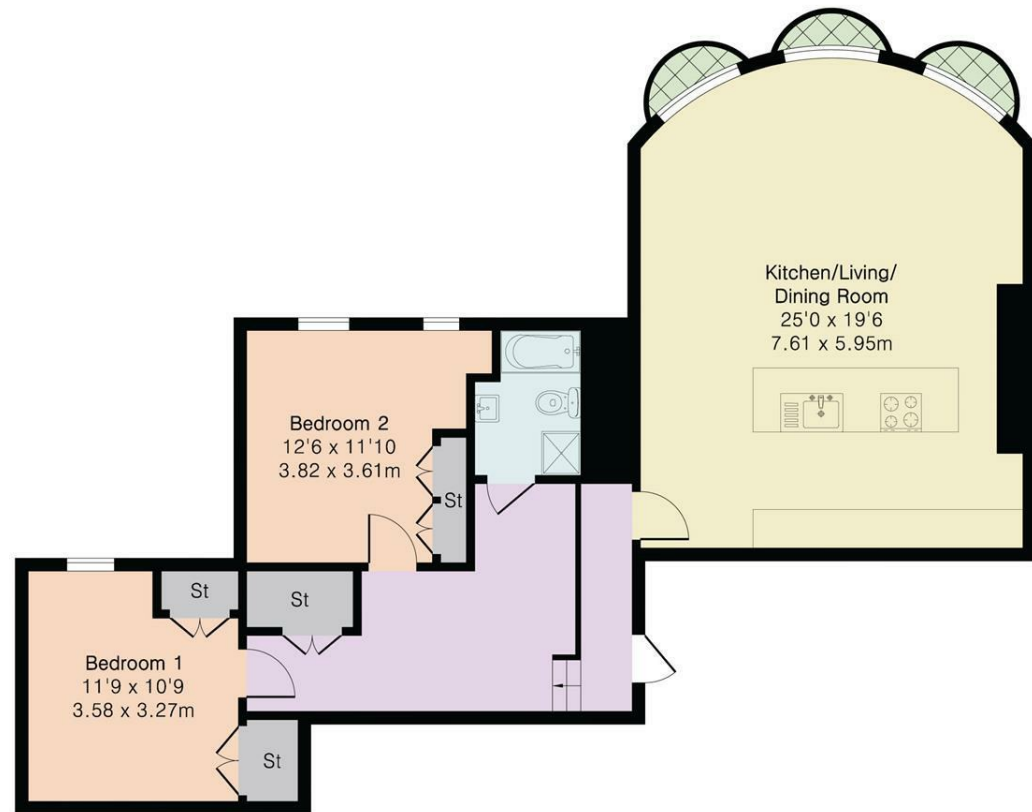
The apartment is ideally located just a short walk from Hoddesdon Town Centre and Rye House railway station, making it perfectly suited for commuters whilst retaining a tranquil setting.

Further benefits include





Approximate Gross Internal Area 990 sq ft - 92 sq m



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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