



121 Lord Street

Hoddesdon, EN11 8NG

**Price £530,000**



OFFERED CHAIN FREE !!! KIRBY COLLETTI are delighted to bring to the market this STUNNING THREE BEDROOM VICTORIAN PROPERTY which is presented to an exceptional standard with fabulous accommodation of approx. 1200sq ft. Located with moments walk to Hoddesdon Town Centre, Barclay Park and just over a mile to Broxbourne Railway Station.

Some of the many features include Lounge with open functional fireplace, 31ft Quality Fitted Kitchen/Dining/Family Room, 80ft South Facing Rear Garden, Parking For 2 Cars to Rear, Utility Area/Lean To, Luxury Bath/shower Room, Ground Floor W.C, Gas Heating with Column Radiators and uPVC Double Glazing,

- STUNNING VICTORIAN PROPERTY
- 31ft SUPERB KITCHEN/DINER/ SITTING ROOM
- UTILITY ROOM/LEAN TO
- CHAIN FREE
- THREE BEDROOMS
- GROUND FLOOR W.C
- LUXURY BATH/SHOWER ROOM
- LOUNGE WITH OPEN FIREPLACE
- 80ft SOUTH FACING REAR GARDEN
- MINUTES WALK TO BARCLAY PARK & TOWN CENTRE



## ACCOMMODATION

Entrance door to:

### RECEPTION HALL

Exposed wooden floorboards. Column radiator.

### GROUND FLOOR W.C

Low level W.C. Corner wash hand basin. Decorative patterned tiled floor. Understairs storage cupboard.

### LOUNGE

11'2 x 9'6 (3.40m x 2.90m)

Front aspect uPVC double glazed window with wooden shutter blind. Feature functional open fireplace. Exposed wooden floorboards. Coved ceiling. Vertical column radiator.

### SITTING AREA

12'10 x 7'10 (3.91m x 2.39m)

Coved ceiling. Recessed ceiling spotlights. Exposed wooden floorboards. Open to:

### STUNNING KITCHEN/DINING ROOM

22'5 x 12'7 (6.83m x 3.84m)

Rear aspect full height window and double doors to patio, door to side to Utility Room/ Lean to. Two VELUX windows. Range of Cream Shaker style wall and base units with stone worksurfaces over. Island unit with inset sink unit. and three pendant lights over. Integrated appliance to include, fridge/freezer, dishwasher, built in electric oven, micro/combi oven and induction hob. Tiled floor. Two Vertical radiators. Recessed ceiling spotlights.

### UTILITY AREA/LEAN TO

19'4 x 6 max (5.89m x 1.83m max)

Doors to front and rear gardens. Plumbing for washing machine. Tiled floor.

### FIRST FLOOR LANDING

22'1 x 2'8 max (6.73m x 0.81m max)

### BEDROOM 1

13'1 x 11'1 (3.99m x 3.38m)

Front aspect uPVC double glazed window with wooden shutter blind. Feature fireplace. Exposed wooden floorboards. Coved ceiling. Column radiator. Built in cupboard.

### BEDROOM 2

11'1 x 10 (3.38m x 3.05m )

Rear aspect uPVC double glazed window with wooden shutter blind. Exposed wooden floorboards. Coved ceiling. Column radiator.

### BEDROOM 3

12 x 6'9 (3.66m x 2.06m)

Rear aspect uPVC double glazed window with wooden shutter blind. Exposed wooden floorboards. Coved ceiling. Column radiator.

### LUXURY BATH/SHOWER ROOM

Side aspect uPVC double glazed window. Fully tiled walls and floor. Panel enclosed bath with mixer tap. Shower cubicle. Wash hand basin with cupboard under. Toilet with concealed cistern. Chrome heated towel rail. Recessed ceiling spotlights.

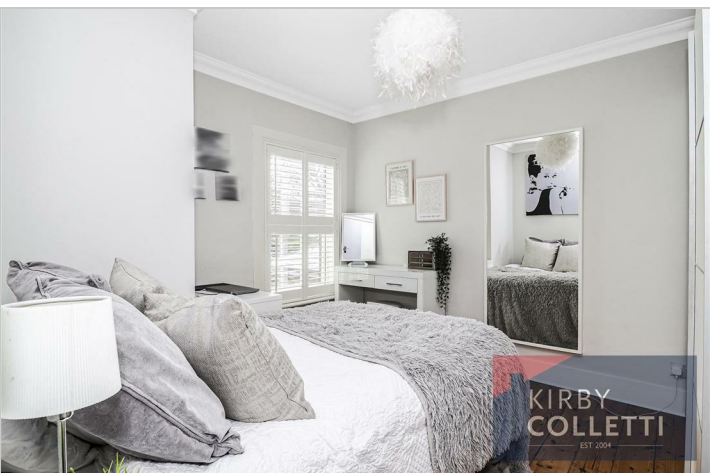
### OUTSIDE

#### FRONT GARDEN

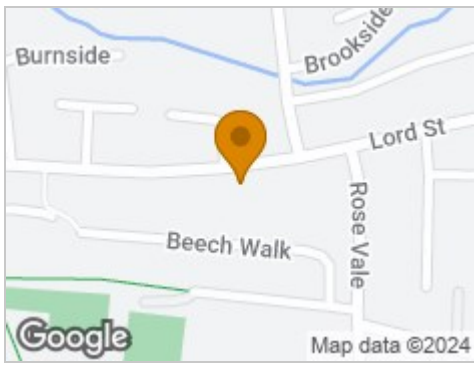
Neatly tended front garden with paved path to front entrance, enclosed with metal fencing.

#### REAR GARDEN

80ft deep. South facing . Paved patio with steps leading up to artificial lawn area. Hot & Cold outside taps. Outside lights. Metal storage shed. Pedestrian rear access to parking area where this is space for 2 cars.



## Road Map



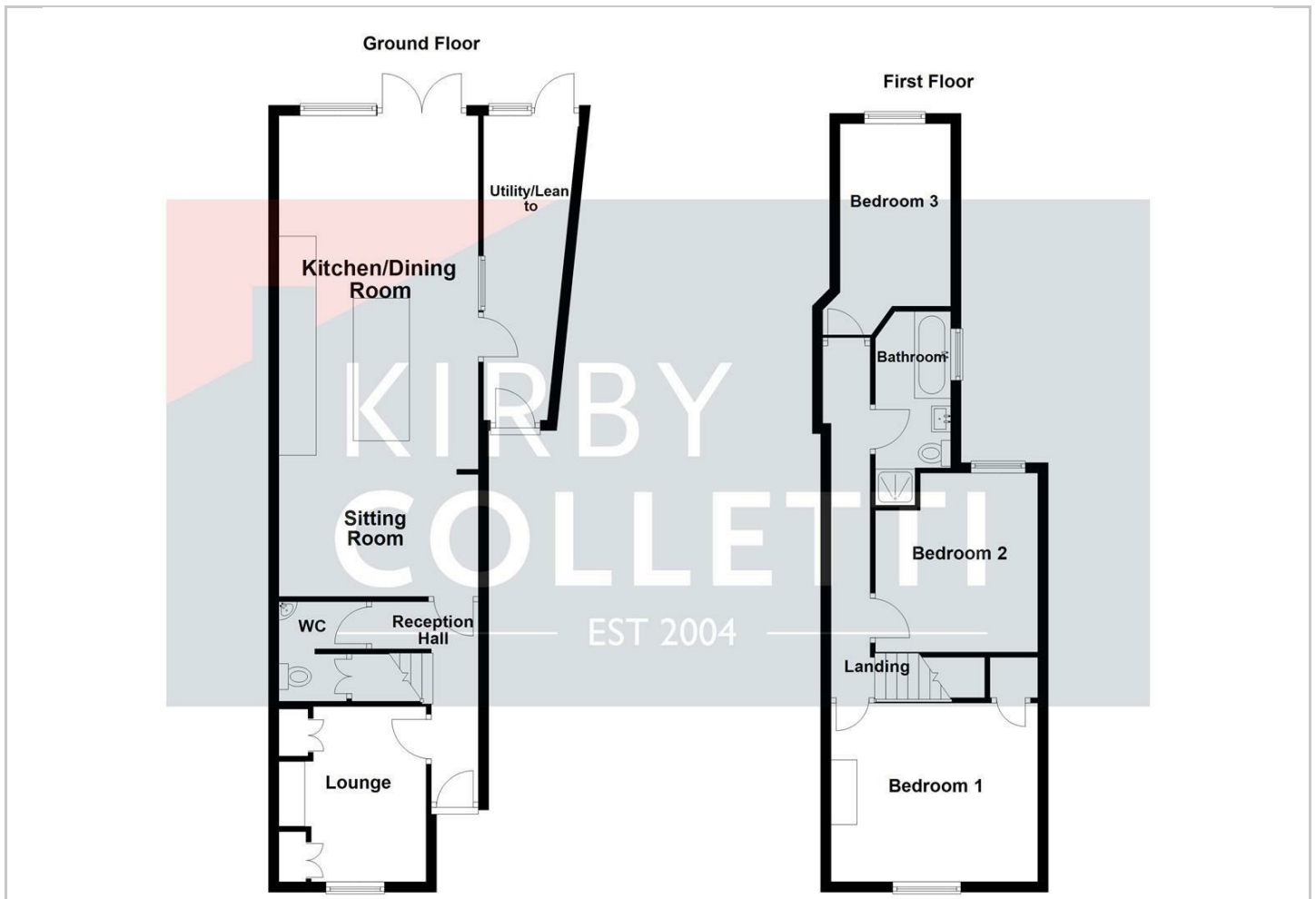
## Hybrid Map



## Terrain Map



## Floor Plan

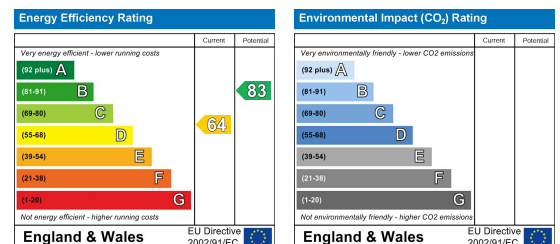


## Viewing

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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