

5, Ivy Terrace, Hoddesdon
EN11 0JF
Offers Over £550,000

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5 Ivy Terrace, Hoddesdon, Herts, EN11 0JF

Steven Oates are delighted to offer this beautifully presented and extended three-bedroom detached family home, ideally situated within the highly sought-after Ivy Terrace. The current owners have thoughtfully modernised and enhanced the property throughout, creating a stylish and versatile home perfectly suited to modern family living. The accommodation is arranged over two floors and begins with a welcoming entrance hallway leading to a spacious living room, there is also a dedicated home office which forms part of the L shape side and rear extension, ideal for those working from home. The real heart of the home is the impressive open-plan kitchen, dining and living area to the rear, featuring contemporary fitted units and striking skylights that flood the space with natural light, and beautiful Crittall doors opening directly onto the rear garden. A useful utility room and downstairs cloakroom further complement the ground floor accommodation. Upstairs, there are three well-proportioned bedrooms, all beautifully presented, together with a stylish and modern family bathroom. The landing and loft are both of ample enough size that a loft conversion could be considered in the future without losing any space from the existing bedrooms. Externally, the property enjoys a generous and private rear garden, providing the perfect space for entertaining and family enjoyment. There is access from Farm Lane via a dropped kerb to the rear of the property with space for a detached garage to be built if the new owners wish to, whilst to the front there is ample off-street parking.

Ivy Terrace is a highly regarded residential road situated within easy reach of Hoddesdon town centre, offering an excellent blend of convenience and community living. The property is ideally positioned for access to a wide range of local amenities including supermarkets, independent shops, cafés, restaurants and leisure facilities, all of which can be found within the town centre. For commuters, the property is well placed for both Rye House and Broxbourne railway stations, providing regular services into London Liverpool Street and Stratford, making the location particularly attractive for those travelling into the City. The A10, A414 and M25 are also easily accessible, offering excellent road links to London, Hertfordshire and Essex. Families are well served by a selection of highly regarded primary and secondary schools nearby, along with the Outstanding Rye Park Nursery, while the surrounding area offers an abundance of green open spaces, riverside walks along the River Lea and access to the beautiful Hertfordshire countryside. Combining excellent transport connections, local amenities and nearby recreational facilities, Ivy Terrace is a popular location for families, professionals and downsizers alike.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY









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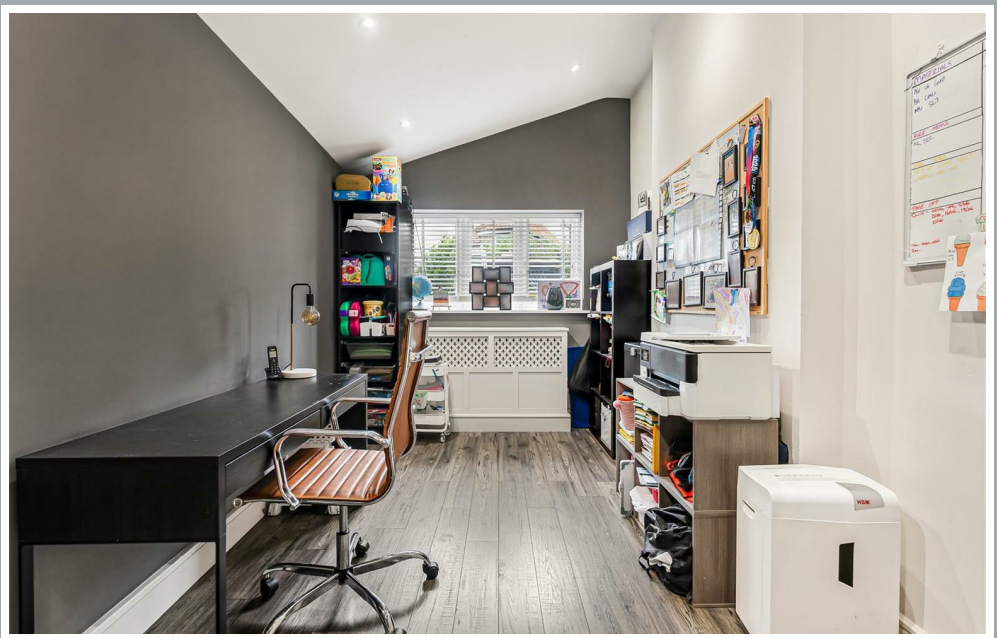


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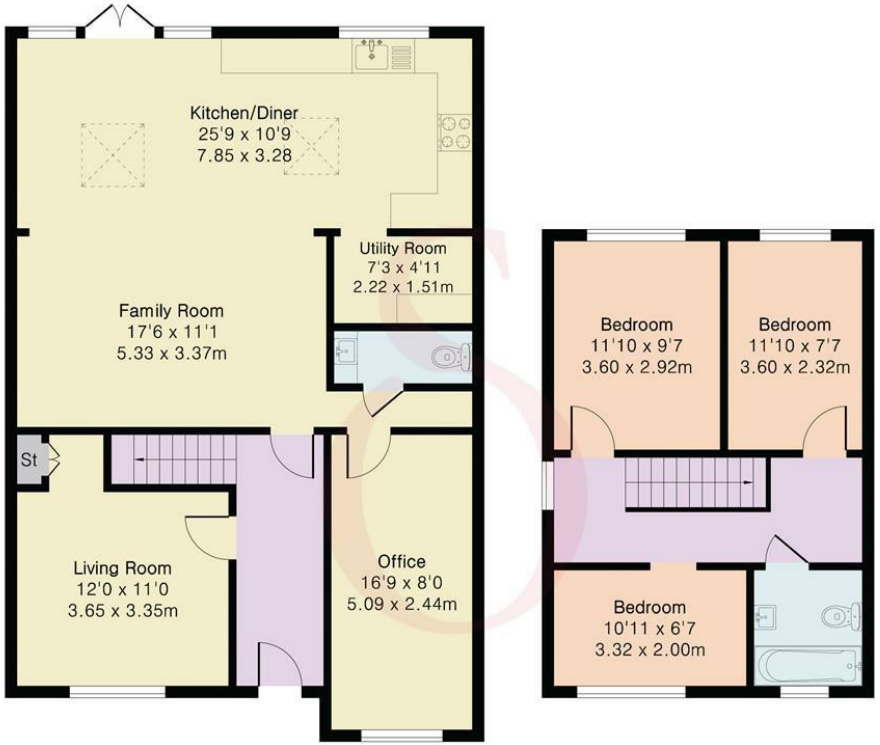


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Approximate Gross Internal Area 1403 sq ft - 130 sq m

Ground Floor Area 963 sq ft – 89 sq m

First Floor Area 440 sq ft – 41 sq m



Ground Floor

First Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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