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01992 443807*

MCADAM CLOSE,  
HODDESDON, HERTFORDSHIRE, EN11 9JD.



**POTENTIAL, POTENTIAL, POTENTIAL!**  
**NO UPWARD CHAIN**

*Having been in the same family for over sixty years, this two bedroom semi detached home has been lovingly looked after and now lends itself to a unique opportunity for an incoming purchaser to refurbish and extend the existing property (subject of course to the necessary planning approvals) to create a four/five bedroom family home.*

*Occupying a surprisingly generous sized corner plot position at the end of a quiet cul de sac, this property is conveniently located just on the outskirts of the busy market town of Hoddesdon, where the centre has a real vibrant feel and offers a wide choice of supermarkets, shops and specialist boutiques. There are number of restaurants, bistros and coffee shops both traditional and contemporary. Highly regarded schools are within the catchment. Hoddesdon can boast it has its own theatre and arts complex. Both Rye House and Broxbourne BR stations are easily accessible, whilst major road networks A10 M11 and M25 are within easy driving distance.*

*If you are looking for a home which can offer huge potential, a gem like this doesn't come to the market very often so we would advise early viewing to avoid disappointment.*

## SUMMARY OF ACCOMMODATION

*\*RECEPTION HALL\**

*\*SITTING ROOM\* \*KITCHEN WITH ORIGINAL LARDER/PANTRY\**

*\*SEPARATE DINING ROOM\**

*\*BRIGHT FIRST FLOOR LANDING\**

*\*TWO DOUBLE BEDROOMS\**

*\*WET -ROOM\**

*\*GAS CENTRAL HEATING\* \*DOUBLE GLAZING WITH WOODEN SILLS\**

*\*BRICK BUILT WORKSHOP WITH CLOAKROOM\**

*\*SUPERB GENEROUS SIZE PLOT\**

*\*OF PARTICULAR INTEREST TO BUILDERS AND DIY ENTHUSIAST\**

*Flat lead roof door canopy with wide flag stone steps afford access to the uPVC glazed entrance door leading to:*

*RECEPTION HALL 9'7 X 5'11 Window to side, staircase leading to the first floor with polished wooden handrail. Picture rail, single radiator, telephone connection. Deep under stairs storage cupboard housing the gas and electricity meters. Door to kitchen and further door leading to the:*

*SITTING ROOM 12'6 x 12'2 (maximum measured into bay) Bay window overlooking the front garden. Single radiator wall mounted gas fire with back boiler, dimmer lighting. Television connection.*



*KITCHEN 10'7 x 8'5 Window overlooking the rear garden. Partly tiled and wood panelled walls, tiled flooring. Fitted with a range of wall and base units with illuminated working surfaces over, incorporating a vitreous enamel single drainer sink unit with mixer tap and cupboards below. Newworld Newhome cooker with four ring gas hob and double oven with grill below. Plumbing for washing machine. Bespoke wooden louvered doors conceal original larder with small obscure window and shelving above. Indesit low level refrigerator. Extractor fan. Single radiator. Coved ceiling. Glazed door gives side access to the garden. Further door leading to:*



*DINING ROOM 10'8 x 10'1 French doors leading out to the garden with polished hardwood threshold. To one wall there is a fitted dresser cupboard with matching base units and pine display. Further built in cupboard with Siemens central heating thermostat control, pump and shelving. Pine display shelf and picture rail.*



**BRIGHT FIRST FLOOR LANDING** Window to side, access to insulated loft. Doors to bedroom and bathroom further door to:

**BEDROOM ONE** 15'10 x 9'10 Triple window to front. Radiator. Two built in double wardrobes. Telephone connections. Extractor air vent.



**BEDROOM TWO** 12'9 x 8'6 Window overlooking the rear garden. Thermostatic controlled radiator. Airing cupboard housing the lagged copper cylinder tank with fitted immersion heater and shelving above. Further built in double wardrobe with additional storage above. Coved ceiling. Extractor air vent. Wooden shelving.

**WET ROOM** 5'11 x 5'6 Obscure window to rear. Partly tiled and fitted with a suite comprising Mira advance ATL electric shower unit with wet room screen and shower curtain. Low flush w.c. Wash hand basin. Wall mounted mirror fronted cabinet. Single radiator and Winterwarm electric heater. Advent extractor, charging and shaver points. Single radiator, coved ceiling.

## **EXTERIOR**

Retaining wall with brick-built piers flank a timber wooden gate providing access to the front garden which is laid principally to lawn with central pathway. Mature well kept evergreens to one side provide seclusion. The wide side driveway affords off street parking and access to the;

**COVERED CARPORT** 15'3 x 9'10 (approximate) Adjacent paved pathway with decorative wrought iron low fencing leads to a partly glazed door and covered porch with courtesy lighting providing access to the rear garden and further door leads to;

**BRICK BUILT WORKSHOP** 13'5 x 7'2 Triple aspect with power and light connected, ample shelving and storage cupboards. Door leading to;

**CLOAKROOM** 5'5 x 3'6 Obscured window to rear. Partly tiled with suite comprising w,c, and decorative scalloped wash hand basin. Electric fan heater. Shelf. Dado rail.

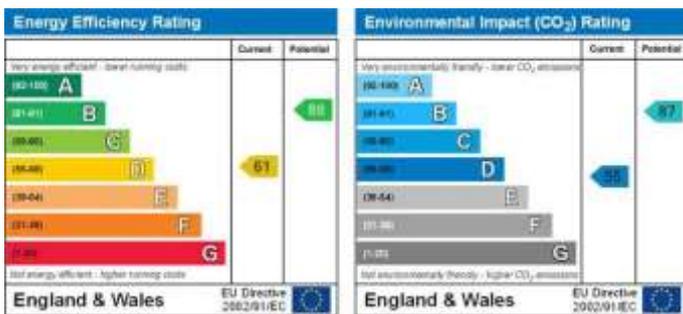
The rear garden is a fine feature of the property, surprisingly large and enjoying a sunny aspect. Laid principally to lawn with wide well stocked flowering borders and the chance to reinstate the once very productive vegetable garden. A path leads to the end of the garden where the potting shed can be found. There is a raised terrace with an adjacent timber shed. Interspersed throughout the garden there are numerous traditional cottage garden flowering plants, evergreens and shrubs. Steps with curved steel edging give an additional access to the carport. Panelled fencing to one side provides an excellent degree of seclusion. Directly behind the property is a small sun terrace and arbour providing a sunny spot from where to sit and enjoy this delightful garden.



COUNCIL TAX BAND. D

**PRICE: £385,000. FREEHOLD**

### **Energy Performance Graph**



The full Energy Performance Certificate can be viewed at our office or a copy can be requested via email

VIEWING: By appointment with Owners Sole Agents -  
please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055



**Important Note One:** To conform with the new E.C. Money Laundering Directive, purchasers are now required to provide photographic identification in the form of a passport or drivers license together with a copy of a recent utility bill. We would recommend that prospective purchasers have these documents available to save any delay, when a sale is agreed.

**Important Note Two:** These sales particulars have been prepared by Jean Hennighan Properties upon the instructions of the vendor(s) and do not constitute any part of a contract. Services, fittings and equipment referred to within have not been tested (unless otherwise stated) and no warranties can be given. All measurements are approximate and are for descriptive purposes only. Accordingly, the prospective purchaser(s) must make their own enquiries regarding such matters. Det2552

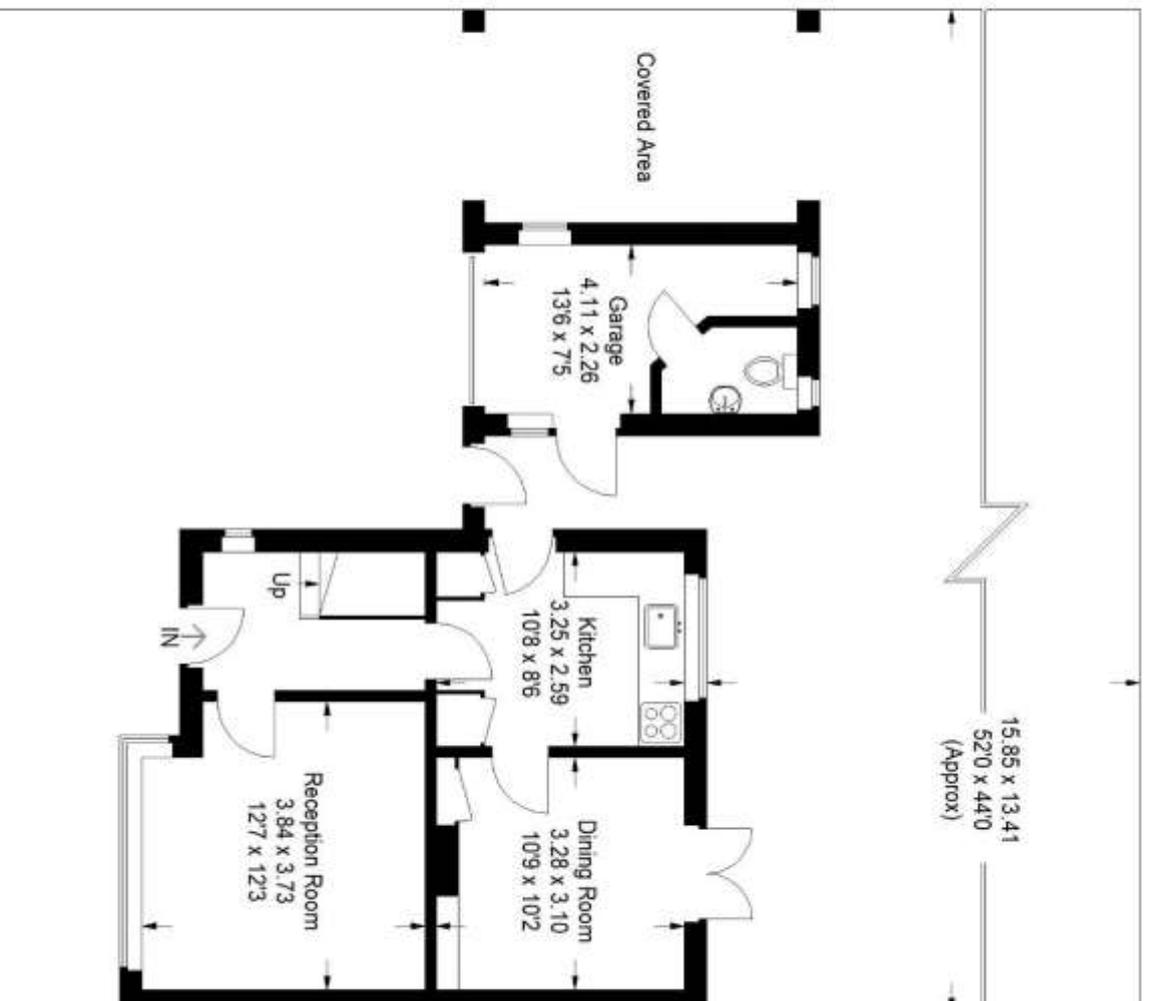
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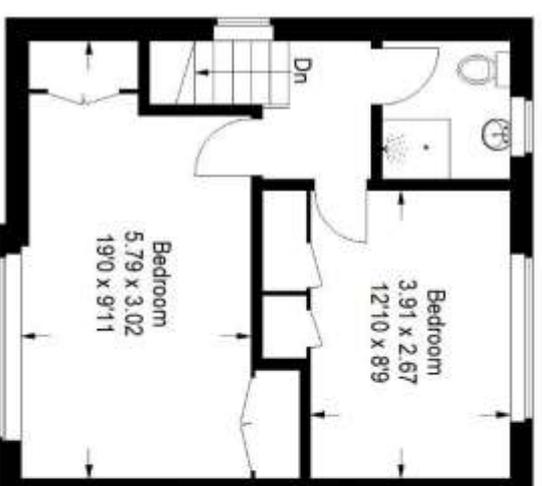


# 8 McAdam Close, EN11 9JD

Approximate Gross Internal Area  
78.3 sq m / 843 sq ft  
Garage / Toilet = 9.5 sq m / 102 sq ft  
Total = 87.8 sq m / 945 sq ft



Ground Floor



First Floor

Illustration for identification purposes only. Measurements are approximate, not to scale.  
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