





## Caxton Road, Hoddesdon, EN11 9NX

This beautifully presented and extended two or three-bedroom townhouse is meticulously arranged over three floors, offering an exceptional blend of style and functionality. The spacious living room exudes warmth and comfort, while the dining room seamlessly connects to a stunning contemporary kitchen, equipped with integrated appliances, elegant granite work surfaces, and sleek glass splashbacks. The superb bathroom is thoughtfully designed, featuring modern fittings that enhance comfort and convenience. This property benefits from double-glazed windows throughout, ensuring energy efficiency and tranquility, as well as gas central heating. Outside, the west-facing rear garden provides an inviting outdoor space, while the garage presents exciting potential for conversion into additional living accommodation. Ample off-street parking adds to the appeal, making this property perfect for families and professionals alike. Conveniently located within walking distance of Rye House and St. Margaret's railway stations, this home offers easy commuting options to the surrounding areas.

### Key features

- Extended two / three-bedroom townhouse
- Contemporary kitchen with integrated appliances
- Luxurious bathroom with modern fittings
- Garage with potential for conversion to living accommodation
- Spacious living and dining rooms
- Ground floor W.C
- West-facing rear garden and garage with conversion potential
- Off-street parking and proximity to Rye House and St. Margaret's stations



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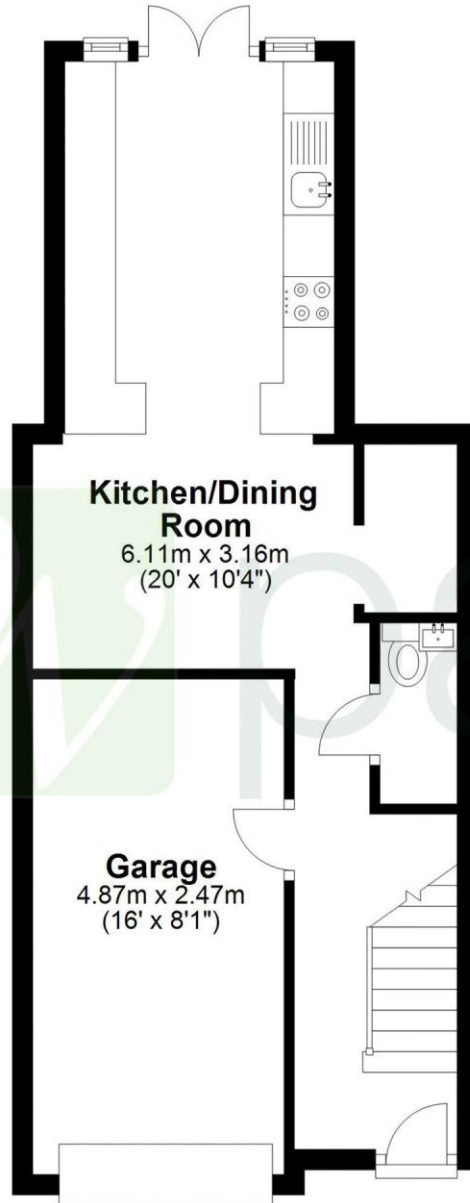






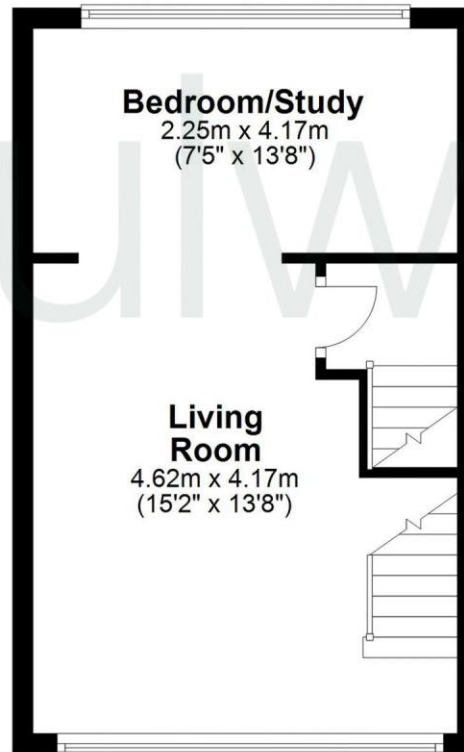
## Ground Floor

Approx. 39.5 sq. metres (424.7 sq. feet)



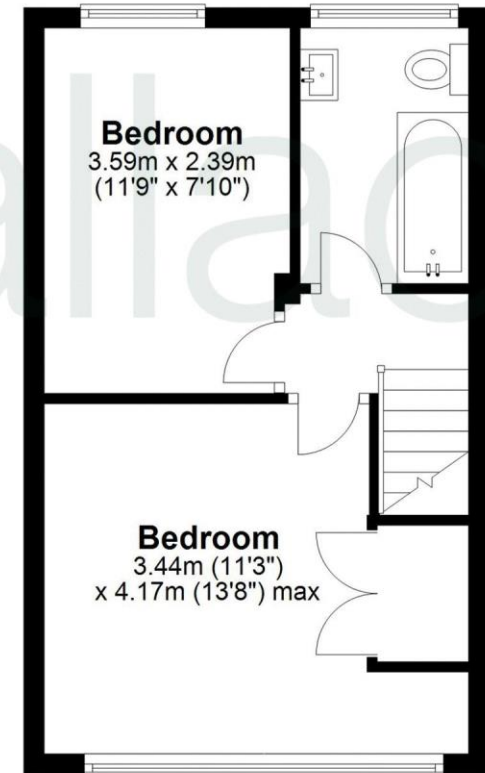
## First Floor

Approx. 29.4 sq. metres (316.0 sq. feet)



## Second Floor

Approx. 29.8 sq. metres (320.3 sq. feet)



Total area: approx. 98.6 sq. metres (1061.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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Mon	9am to 6.30pm
Tues	9am to 6.30pm
Wed	9am to 6.30pm
Thurs	9am to 6.30pm
Fri	9am to 6.30pm
Sat	9am to 5.00pm
Sun	Closed



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