

5 Nursery Road, Southern Terrace
Hoddesdon, EN11 9LE
Asking price £399,995





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Morgan Alexander are delighted to present this beautifully refurbished two double bedroom Victorian cottage, positioned within a quiet residential setting. Finished to an exceptional standard throughout, this charming home seamlessly blends period character with contemporary design, creating a stylish and comfortable living environment ideal for modern lifestyles. The property is conveniently located within easy walking distance of local schools, shops, bus routes, and the train station with links to London — a fifteen-minute walk to the station.

The accommodation begins with a welcoming entrance porch featuring attractive tiled flooring and useful built-in storage, which leads through to an impressive open lounge and dining area. This superb space is filled with natural light from sash-style windows to both the front and rear, complemented by exposed brickwork, a character fireplace, and a striking staircase rising to the first floor. The room offers generous space for both relaxing and entertaining, enhanced by modern finishes and contemporary radiators.

To the rear of the property is a stylishly refitted kitchen, thoughtfully designed with sleek gloss units, ample work surfaces, and a range of integrated appliances including an induction hob, oven, dishwasher, and fridge freezer. The kitchen benefits from underfloor heating and flows seamlessly into a practical utility room, providing side access, additional storage, and plumbing for appliances. A beautifully finished luxury shower room completes the ground floor, featuring a walk-in shower, modern fittings, full tiling, and underfloor heating.

The first floor offers two well-proportioned double bedrooms, both retaining character features and benefiting from sash-style windows. The principal bedroom enjoys the added luxury of a high-quality en-suite bathroom, finished with a freestanding bath, walk-in shower, contemporary sanitaryware, and underfloor heating.





Approximate Gross Internal Area 861 sq ft - 81 sq m (Excluding Garage)

Ground Floor Area 479 sq ft – 45 sq m

First Floor Area 382 sq ft – 36 sq m

Garage Area 149 sq ft – 14 sq m



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		
England & Wales	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		
England & Wales	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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