



## 2 High Street

Hoddesdon, EN11 8BL

**Price £819,950**



CHAIN FREE !!!! KIRBY COLLETTI are delighted to offer this CHARMING INDIVIDUAL FOUR BEDROOM DETACHED HOUSE which is ideally located for outstanding schools, Broxbourne Railway Station and Hoddesdon Town Centre. The property has been owned by the same family for many decades over which it has been very much cherished, but now offers an excellent opportunity for a someone who is looking to create their perfect home.

Some of the many features include 27ft Lounge, 19 ft Dining Room, 18ft Sitting Room, Kitchen/Breakfast Room, Utility Room, Ground Floor Shower Room, Large Bathroom/W.C, Integral Garage, Neatly Tended South Facing Garden, Gated Driveway with Parking For Several Cars.



- CHAIN FREE!
- 19ft DINING ROOM
- GROUND FLOOR SHOWER ROOM
- IDEALLY LOCATED FOR BROXBOURNE RAILWAY STATION AND HODDESDON TOWN CENTRE
- CHARMING FOUR BEDROOM DETACHED HOUSE
- KITCHEN/BREAKFAST ROOM
- INTEGRAL GARAGE
- 27ft LOUNGE
- UTILITY ROOM
- NEATLY TENDED SOUTH FACING GARDEN



## ACCOMMODATION

Entrance door to:

## ENTRANCE PORCH

5'8 x 3'10 (1.73m x 1.17m)

Side aspect window. Quarry tiled floor. Door to:

## RECEPTION HALL

14'10 x 5'9 (4.52m x 1.75m)

Stairs up to first floor. Archway leading through to Dining Room and inner hallway.

## INNER HALLWAY

16'8 max (5.08m max)

Door to Integral Garage. Door to Kitchen/Breakfast Room and Door to Ground Floor Shower Room/W.C.

## LOUNGE

27'5 max x 17 max (8.36m max x 5.18m max)

(L- Shaped) Dual aspect windows and door to garden. Feature exposed brick fireplace. Two Radiators.

## DINING ROOM

19 x 10'5 (5.79m x 3.18m)

Front aspect window. Two radiators.

## KITCHEN/BREAKFAST ROOM

## BREAKFAST AREA

12 x 9'2 (3.66m x 2.79m )

Opening to:

## KITCHEN AREA

16'7 x 8'8 (5.05m x 2.64m)

Rear aspect window. Range of wooden fronted wall and base units with worksurfaces over. Gas hob. Built in electric oven. Stainless steel single drainer sink unit. Plumbing for dishwasher. Recessed ceiling spotlights. built in cupboard. Door to Utility Room, Door to Sitting Room.

## SITTING ROOM

17'10 x 9'2 (5.44m x 2.79m)

French doors to garden. VELUX window. Two radiators.

## UTILITY ROOM

11 x 6'7 (3.35m x 2.01m)

Side aspect window and door to side. Plumbing for washing machine. Stainless steel single drainer sink unit. Wall mounted gas boiler.

## GROUND FLOOR SHOWER ROOM

11 x 7'6 (3.35m x 2.29m)

Side aspect window. Fully tiled shower cubicle. Vanity wash hand basin with cupboard under. Low level W.C. Airing cupboard. Recessed ceiling spotlights. Radiator.

## FIRST FLOOR LANDING

Front aspect window. Access to boarded loft. Access to eaves storage cupboard.

## BEDROOM 1

15 x 11'10 (4.57m x 3.61m )

Side aspect window. Fitted wardrobes. Vanity wash hand basin. Radiator.

## BEDROOM 2

14'10 x 11'1 (4.52m x 3.38m )

Front aspect window. Fitted wardrobes. Radiator.

## BEDROOM 3

11'5 x 10'8 (3.48m x 3.25m)

Front aspect window. Fitted wardrobes. Radiator.

## BEDROOM 4

16'10 max x 7'8 max (5.13m max x 2.34m max)

VELUX window. Fitted wardrobes. Vanity wash hand basin. Radiator.

## LARGE BATHROOM/W.C

11'9 x 10'9 at widest points (3.58m x 3.28m at widest points)

VELUX window. Panel enclosed bath with mixer tap and shower attachment. Fully tiled shower cubicle. Low level W.C. Pedestal wash hand basin. Radiator. Two wall lights. Shaver socket.

## OUTSIDE

The property is accessed via double wooden gates and separate wrought iron gate to side. Driveway providing parking for several cars and access to Integral Garage. Neatly tended lawn with , mature shrub borders and leading down to Spitalbrook on the southern boundary. Crazy paved patio and pathway to rear and side.

## INTEGRAL GARAGE

22'7 max x 11 max (6.88m max x 3.35m max)

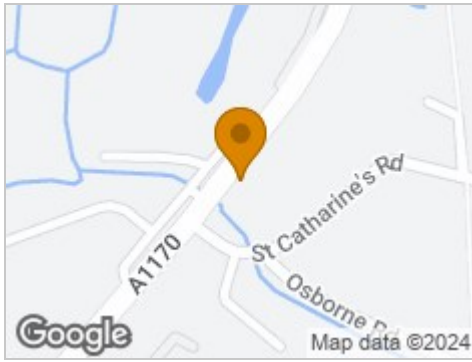
Up and over door. Power and light connected. Door to house and door to sideway.







## Road Map



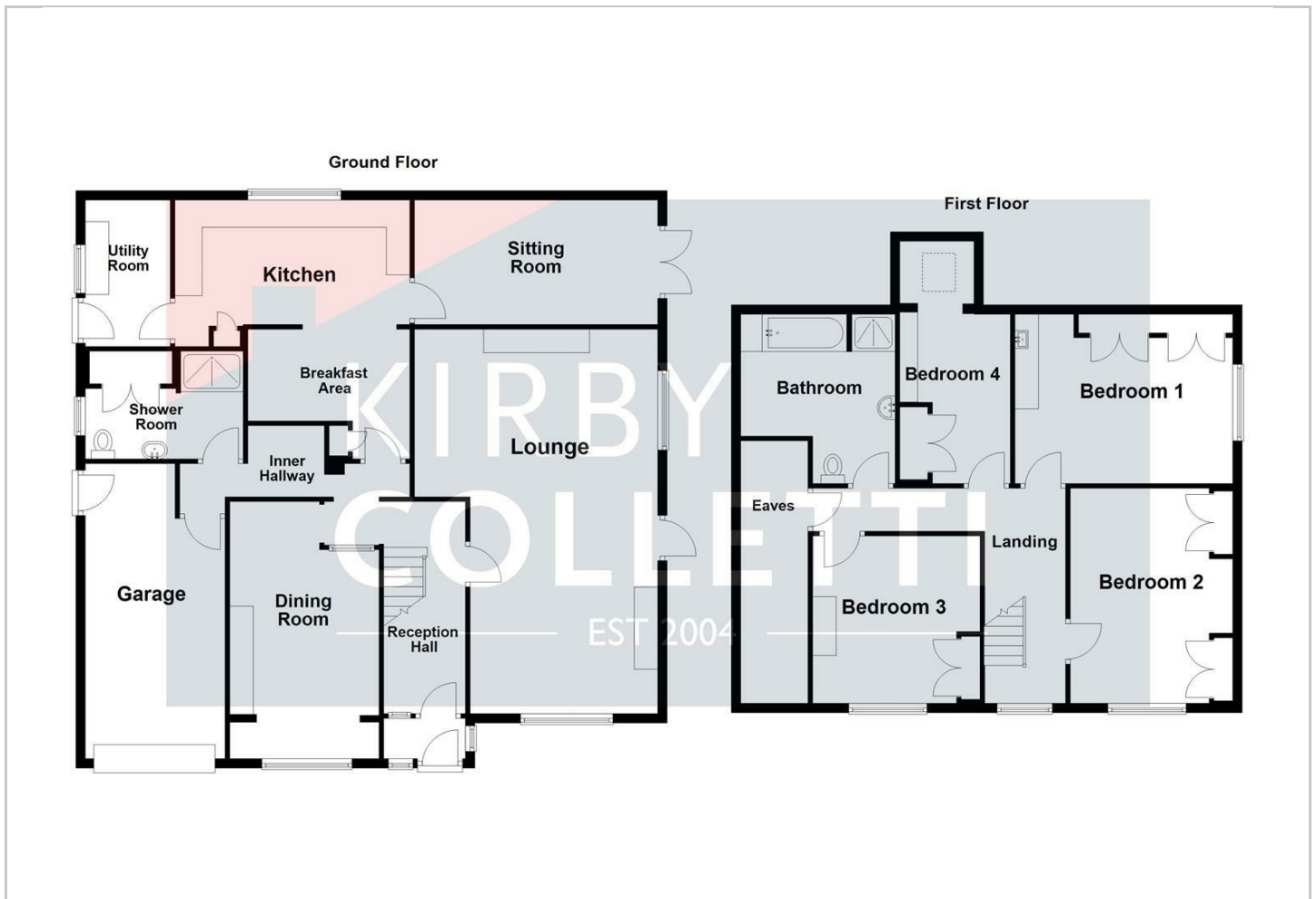
## Hybrid Map



## Terrain Map



## Floor Plan

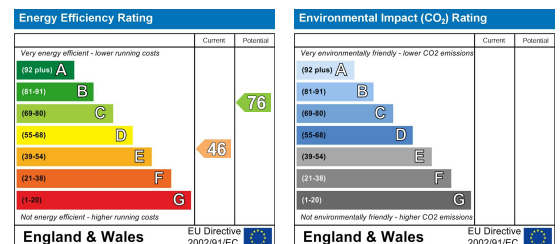


## Viewing

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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