



## 34 Riversmead

Hoddesdon, EN11 8DP

**Offers In Excess Of £600,000**



OFFERED CHAIN FREE!! KIRBY COLLETTI are pleased to market this FOUR BEDROOM DETACHED HOUSE which offers an excellent opportunity for the right buyers to update and refurbish into a stunning home.

Situated within a small cul de sac that has amazing views to the rear over the New River and Meads. Conveniently located within a short walk to Broxbourne B R Station, Hoddesdon Town Centre and Schooling For All Ages.

The property features 21ft Lounge, 20ft Kitchen/Breakfast Room, Dining Room, Re Fitted Bathroom, Ground Floor W.C., 36ft East Facing Garden, Garage and Parking To Front.

- CHAIN FREE
- FOUR BEDROOM DETACHED HOUSE
- DINING ROOM
- SHORT WALK TO B R STATION & TOWN CENTRE
- SUPERB REFURBISHMENT OPPORTUNITY
- 20ft KITCHEN/BREAKFAST ROOM
- RE FITTED BATHROOM
- STUNNING VIEWS TO THE REAR OVER THE MEADS & NEW RIVER
- 21ft LOUNGE
- GARAGE & PARKING



## ACCOMMODATION

Entrance door to:

### ENTRANCE PORCH

5'8 x 5'7 (1.73m x 1.70m)

Radiator with decorative cover. Coved ceiling. Parquet wood floor.

### GROUND FLOOR W.C

5'9 x 3'6 (1.75m x 1.07m)

Front aspect uPVC double glazed window. Low level W.C. Wash hand basin.

### ENTRANCE HALL

12 x 11 max (3.66m x 3.35m max)

Parquet wood floor. Understairs storage cupboard. Coved ceiling.

### LOUNGE

21'7 x 12 (6.58m x 3.66m)

Rear aspect sliding patio door to garden. Coved ceiling. Feature fireplace. Radiator.

### DINING ROOM

13'5 x 9'8 (4.09m x 2.95m)

### KITCHEN / BREAKFAST ROOM

20 x 8'7 (6.10m x 2.62m)

Dual aspect double glazed window. Wooden fronted wall and base units with worksurfaces over. Stainless steel single drainer sink unit. Plumbing for washing machine. Space for fridge freezer. Radiator. Plumbing for dishwasher.

### LANDING

13'6 x 5'10 max (4.11m x 1.78m max)

Side aspect uPVC double glazed window. Access to loft.

### BEDROOM ONE

11'6 x 10'8 (3.51m x 3.25m)

Rear aspect uPVC double glazed window.

### BEDROOM TWO

13 x 9'5 (3.96m x 2.87m)

Front aspect uPVC double glazed window.

### BEDROOM THREE

11'6 x 7'10 (3.51m x 2.39m )

Front aspect uPVC double glazed window. Built in cupboard.

### BEDROOM FOUR

10'4 x 9 (3.15m x 2.74m)

Rear aspect uPVC double glazed window. Radiator.

### BATHROOM

7'4 x 6'7 max (2.24m x 2.01m max)

Side aspect uPVC double glazed window. Re-fitted white suite comprising panel enclosed bath. Low level W.C. Wash hand basin with cupboard under. Chrome heated towel rail.

### OUTSIDE

#### REAR GARDEN

East facing approx. 36ft deep. Paved patio, laid to lawn with stunning views over the meads, Pedestrian side access.

#### FRONT GARDEN

Laid to lawn with driveway to side, access to:

#### GARAGE

Up and over door.



## Road Map



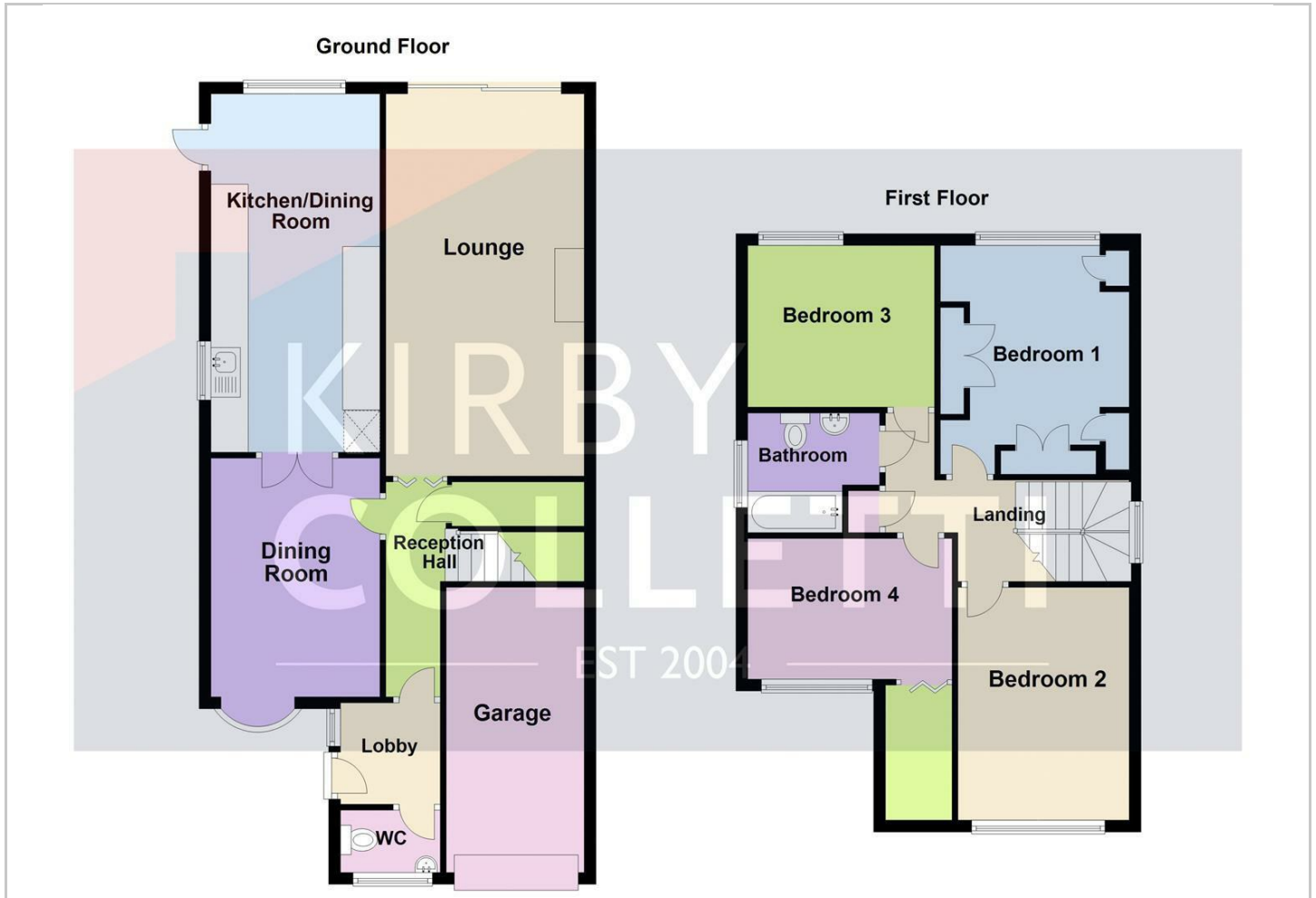
## Hybrid Map



## Terrain Map



## Floor Plan

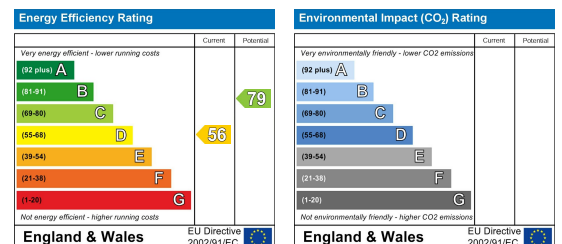


## Viewing

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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