



4 Fairfield Road

Hoddesdon, EN11 9HF

Guide Price £595,000



KIRBY COLLETTI are delighted to offer this Immaculately presented Three Bedroom Semi Detached House ideally located within easy access to all local amenities including Schools for all ages, Bus Services, Train Station and Town Centre with it's comprehensive shopping facilities.

The property offers potential to extend to the side and rear (STPP), 69ft Rar garden with Porcelain laid patios and Garden Room, Re-Fitted Kitchen with Integrated Appliances, Underfloor Heating, Re-Fitted Bath/Shower Room, Downstairs W.C, Utility Room, Wired Intercom & CCTV System, Double Glazing and Off Street Parking plus Garage/Store Room.

- Immaculately Presented Three Bedroom Semi Detached
- Re-Fitted Kitchen/Dining Room
- Re-Fitted Bath/Shower Room
- Garage/Store Room
- Potential to Extend (STPP)
- Study Area/ Utility Room
- 69ft Rear Garden
- Lounge
- Downstairs WC
- Off Street Parking



Accommodation

Part glazed uPVC double glazed door to:

Entrance Hall

16'8" max x 5'8" (5.08m" max x 1.73m")

Stairs to first floor. Under stairs cupboard. Tiled flooring with under floor heating. Radiator. Coved ceiling. Recessed spotlights. Door to kitchen/Dinning room and lounge.

Lounge

14'5" x 10' 7" (4.39m" x 3.05m' 2.13m')

Front aspect uPVC double glazed bow window. Vertical Colum radiator. Television aerial point. Coved ceiling. Recessed spotlights. Sliding doors leading to:

Re-Fitted Kitchen/Dining Room

16'8" 13'11" max (5.08m" 4.24m" max)

Rear aspect uPVC double glazed window. uPVC double glazed doors to rear garden. Range of high gloss wall and base mounted units. Quartz work surfaces. Under mounted sink with mixer tap over. Space for range cooker. Extractor hood over. Space for American style fridge/freezer. Integrated dishwasher. Wine cooler. Radiator. Tiled flooring with under floor heating. Coved ceiling. Recessed spotlights.

Study Area/Utility Room

14'2 x 8'10 max (4.32m x 2.69m max)

Rear aspect uPVC double glazed window and door to garden. Tiled flooring with under floor heating. High gloss wall and base units with plumbing for washing machine and sink unit above. Door to Garage/Store Room. Door to:

Ground Floor W.C

6'7" x 3' (2.01m" x 0.91m)

White suite comprising low level W.C. Wash hand basin with cupboard below. Heated towel rail. Tiled flooring with under floor heating. Recessed spotlights. Extractor fan.

First Floor Landing

7'10" x 6'4" (2.39m" x 1.93m")

Side aspect uPVC double glazed window. Loft access. Coved ceiling. Recessed spot lights.

Bedroom One

13'10" x 10'2" (4.22m" x 3.10m")

Front aspect uPVC double glazed bow window. Coved ceiling. Recessed spotlights.

Bedroom Two

11'9" x 10'2" (3.58m" x 3.10m")

Rear aspect uPVC double glazed window. Radiator. Range of mirror fronted wardrobes to one wall. Coved ceiling. Recessed spotlights.

Bedroom Three

8'4" x 6'4" (2.54m" x 1.93m")

Front aspect uPVC double glazed window. Radiator. Coved ceiling. Recessed spotlights.

Re-Fitted Bath/Shower Room

7'1" x 6'2" (2.16m" x 1.88m")

Rear aspect uPVC double glazed window. White suite comprising panel enclosed bath with wall mounted shower attachment over. Low level W.C. Wash hand basin. Shower cubicle. Fully tiled walls. Heated towel rail. Extractor fan. Tiled flooring.

Exterior

Rear Garden

Approximately 69 ft. Large porcelain patio area leading to a lawn with shrub borders and porcelain patio area to rear with raised planter. pedestrian access. Outside lighting and power points.

Garden Room

Power and lighted connected.

Front Garden

Off street parking. Access to Garage/Store room.

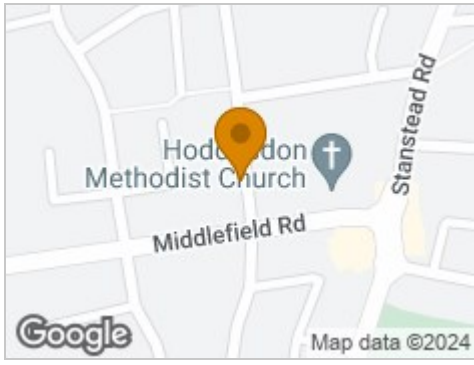
Garage/Store Room

9'9 x 8'8 (2.97m x 2.64m)

Roller shutter door. Light and power connected. Wall mounted gas central heating boiler.



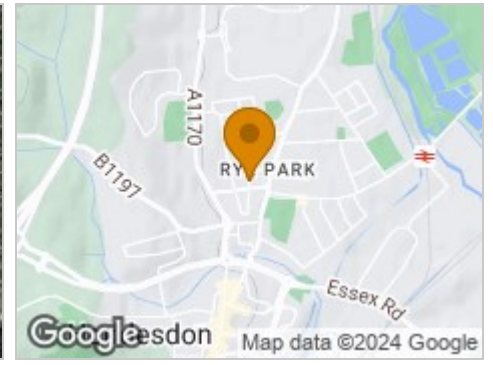
Road Map



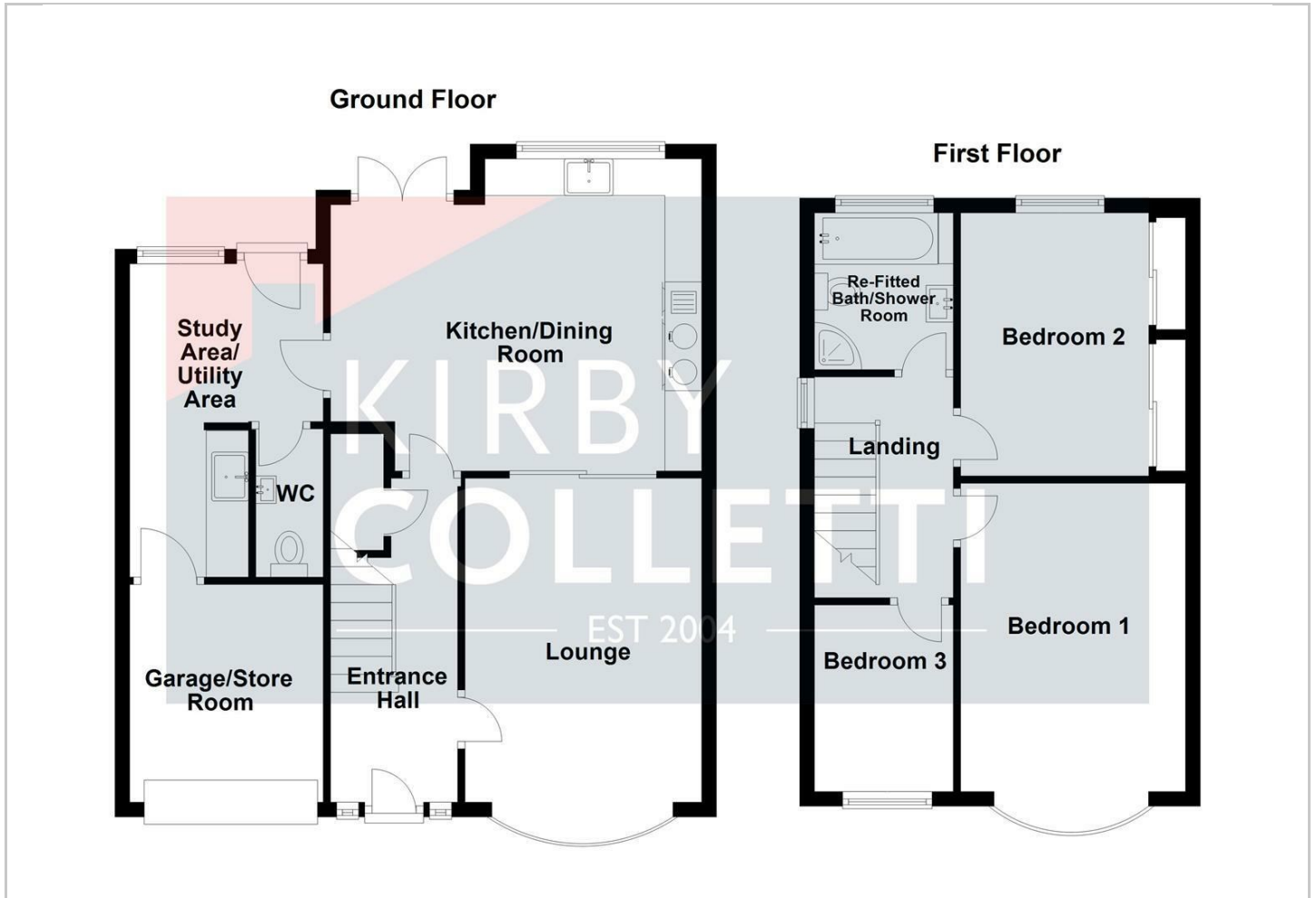
Hybrid Map



Terrain Map



Floor Plan

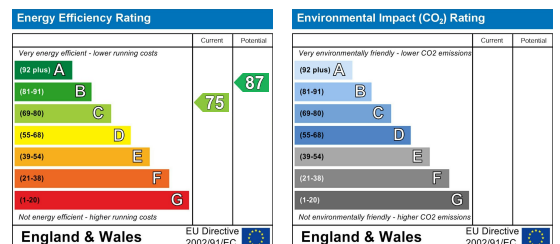


Viewing

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



Kirby Colletti, 64 High Street, Huddesdon, Hertfordshire EN11 8ET

T. 01992 471888 F. 01992 478555 E. homes@kirbycolletti.co.uk W. www.kirbycolletti.co.uk