



39 Castle Road

Hoddesdon, EN11 0NB

£400,000



KIRBY COLLETTI are delighted to bring to market this EXTENDED THREE BEDROOM SEMI DETACHED HOUSE situated in a Cul De Sac and within easy access to Rye House Train Station, John Warner Sports Centre, Schools, Bus Services and Hoddesdon Town Centre with its comprehensive shopping facilities.

Some of the many features include Lounge/ Conservatory, Kitchen, Sitting Room/Conservatory, South West Facing Rear Garden, Bathroom, Gas Central Heating and uPVC Double Glazing.

- Three Bedrooms
- Kitchen
- South West Facing Rear Garden
- Lounge/ Conservatory
- Cloakroom
- Gas Central Heating
- Sitting Room/Conservatory
- Bathroom
- uPVC Double Glazed



ACCOMMODATION

uPVC double glazed front door to:

ENTRANCE HALL

Front aspect uPVC double glazed window. Stairs to first floor. Under stairs cupboard housing meters. Radiator. Storage cupboard. Doorway to Kitchen.

CLOAKROOM

4'11 x 2'7 (1.50m x 0.79m)

Front aspect uPVC double glazed windows. White suite comprising low level W.C. Wash hand basin with cupboard below.

LOUNGE

14'6 max x 11'9 (4.42m max x 3.58m)

Radiator. Coved ceiling. Access to:

CONSERVATORY/ DINING ROOM

11'1 x 9'5 (3.38m x 2.87m)

uPVC double glazed sliding patio door to rear garden. uPVC double glazed roof. Radiator

KITCHEN

9'11 x 8'9 (3.02m x 2.67m)

Front aspect uPVC double glazed window and uPVC double glazed door to side pedestrian access. Range of wall and base mounted units with rolled edge worksurfaces over. Inset stainless steel single drainer sink unit and mixer tap over. Space for fridge and freezer. Plumbing for washing machine. Built in electric hob and extractor hood over. Built in oven below. Tiled floor. Door to:

SITTING ROOM / CONSERVATORY

19'3 x 11'1 (5.87m x 3.38m)

Rear aspect uPVC double glazed sliding patio door with uPVC double glazed roof. Side aspect uPVC double glazed window. Two radiators. TV point.

FIRST FLOOR LANDING

10'11 x 6'4 (3.33m x 1.93m)

Loft access. Airing cupboard.

BEDROOM ONE

11'6 x 10'4 into wardrobe (3.51m x 3.15m into wardrobe)

Dual aspect uPVC double glazed window. Radiator. Built in hanging wardrobe cupboard.

BEDROOM TWO

12'11 x 11'6 max (3.94m x 3.51m max)

Rear aspect uPVC double glazed window. Radiator. Built in wardrobe cupboard.

BEDROOM THREE

8'10 x 7'11 (2.69m x 2.41m)

Front aspect uPVC double glazed window. Radiator.

BATHROOM

6'4 x 5'6 (1.93m x 1.68m)

Side aspect uPVC double glazed window. White suite comprising panel bath with mixer tap. Wall mounted shower and shower curtain. Low level W.C. Wash hand basin. Three walls fully tiled. Radiator.

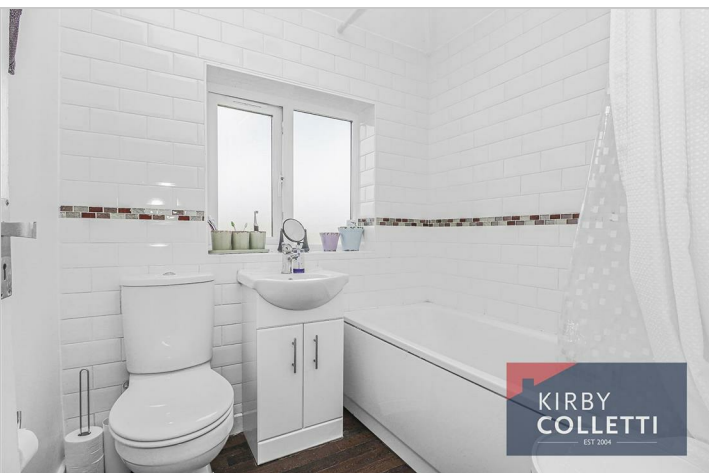
OUTSIDE

REAR GARDEN

South / West facing. Paved patio area with remainder laid to lawn. Shrub borders. Side pedestrian access. Outside light.

FRONT GARDEN

Laid mainly to lawn. Shrub borders. Garden shed.



Road Map



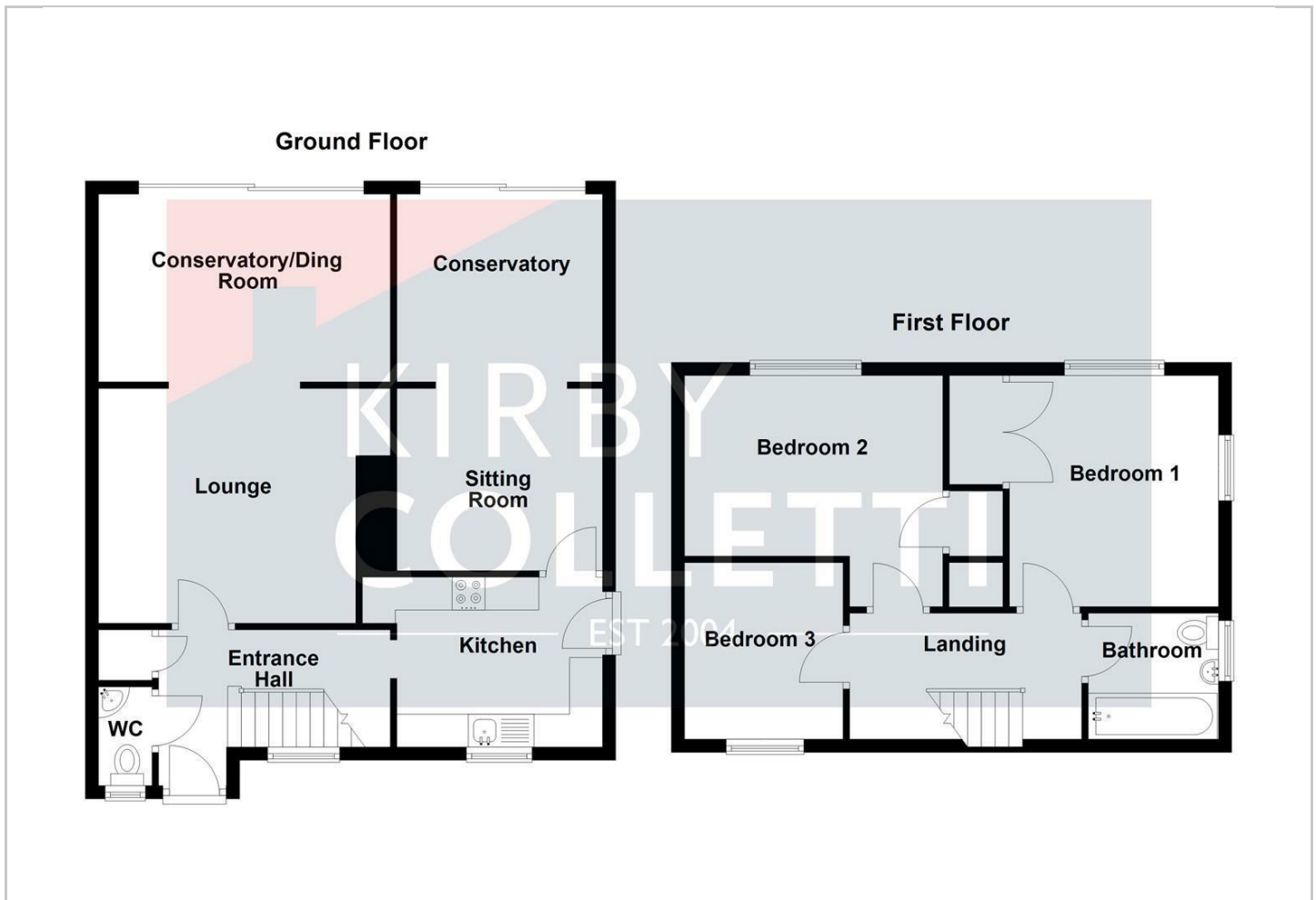
Hybrid Map



Terrain Map



Floor Plan

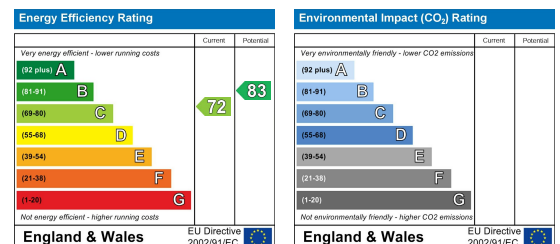


Viewing

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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