



## 80 Burford Street

Hoddesdon, EN11 8JL

**£370,000**



\*\*\* Chain Free\*\*\* Kirby Colletti are pleased to offer this Three Bedroom Character property ideally situated close to Hoddesdon Town Centre with its comprehensive shopping facilities, Local Park and Rye House Railway Station.

The property benefits from a 14ft Lounge, 14ft Dining Room, Modern Fitted Kitchen, Ground Floor Bathroom, Separate W.C, uPVC Double Glazing, Gas Central Heating, Courtyard Garden and Garage.

- Chain Free
- Kitchen
- uPVC Double Glazed
- Courtyard Garden
- Three Bedroom Character Property
- Bathroom
- Gas Central Heating
- Two Reception Rooms
- Separate W.C
- Garage



## ACCOMMODATION

uPVC Double glazed front door with uPVC windows either side.

## ENTRANCE PORCH

5'1 x 3'8 (1.55m x 1.12m)

Tiled floor. Double glazed uPVC door to:

## LOUNGE

14'5 x 11'7 (4.39m x 3.53m)

Side aspect uPVC double glazed window. Double radiator. TV point. Laminate flooring. Access to:

## DINING ROOM

14'6 x 12'1 (4.42m x 3.68m)

Rear aspect uPVC double glazed doors to rear garden. Laminate flooring. Stairs to first floor. Understairs storage cupboard housing electric meter. Radiator. Doorway to:

## KITCHEN

11'9 x 9'2 (3.58m x 2.79m)

Dual aspect uPVC double glazed windows and uPVC double glazed door to rear garden. Range of wall and base mounted units with rolled edge worksurfaces. Inset one and half bowl stainless steel single drainer sink unit with mixer tap over. Built in four ring gas hob. Built in oven. Plumbing for washing machine and dishwasher. Integrated fridge freezer. Double radiator. Tiled floor. Door to:

## BATHROOM

9'1 x 5'5 (2.77m x 1.65m)

Rear aspect uPVC double glazed window. Panel bath with mixer tap and shower attachment over. Wall mounted shower and shower screen. Low level W.C. Bidet. Two wash hand basins with cupboards below. Fully tiled walls and floor.

## FIRST FLOOR LANDING

Front aspect uPVC double glazed window. Wall mounted gas central heating boiler. Loft access.

## BEDROOM ONE

14'7 x 11'8 (4.45m x 3.56m)

Dual aspect uPVC double glazed windows. Double radiator. Fitted wardrobes to one wall. Laminate flooring.

## BEDROOM TWO

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

Rear aspect uPVC double glazed window. Radiator. Laminate flooring.

## BEDROOM THREE

9'3 x 8'10 (2.82m x 2.69m)

Rear aspect uPVC double glazed window. Radiator. Laminate flooring.

## W.C

5'6 x 2'7 (1.68m x 0.79m)

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

## OUTSIDE

### COURTYARD GARDEN

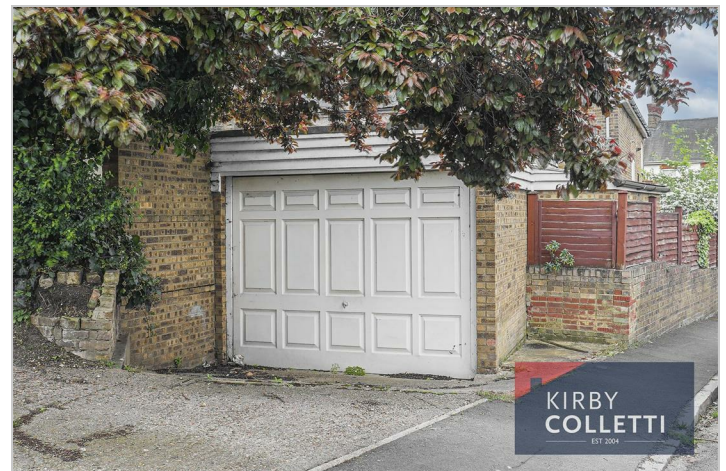
Fully paved. Access to front garden. Access to rear of garage.

### GARAGE

Up and over door. Light and power connected.

### FRONT GARDEN

Laid mainly to lawn with shrub borders.



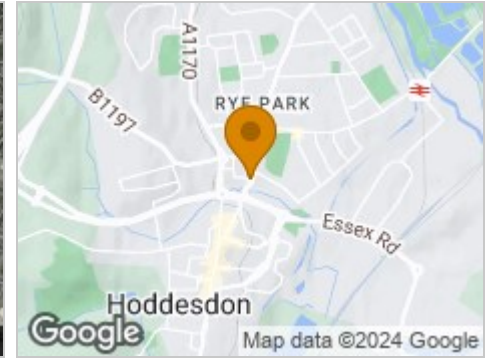
## Road Map



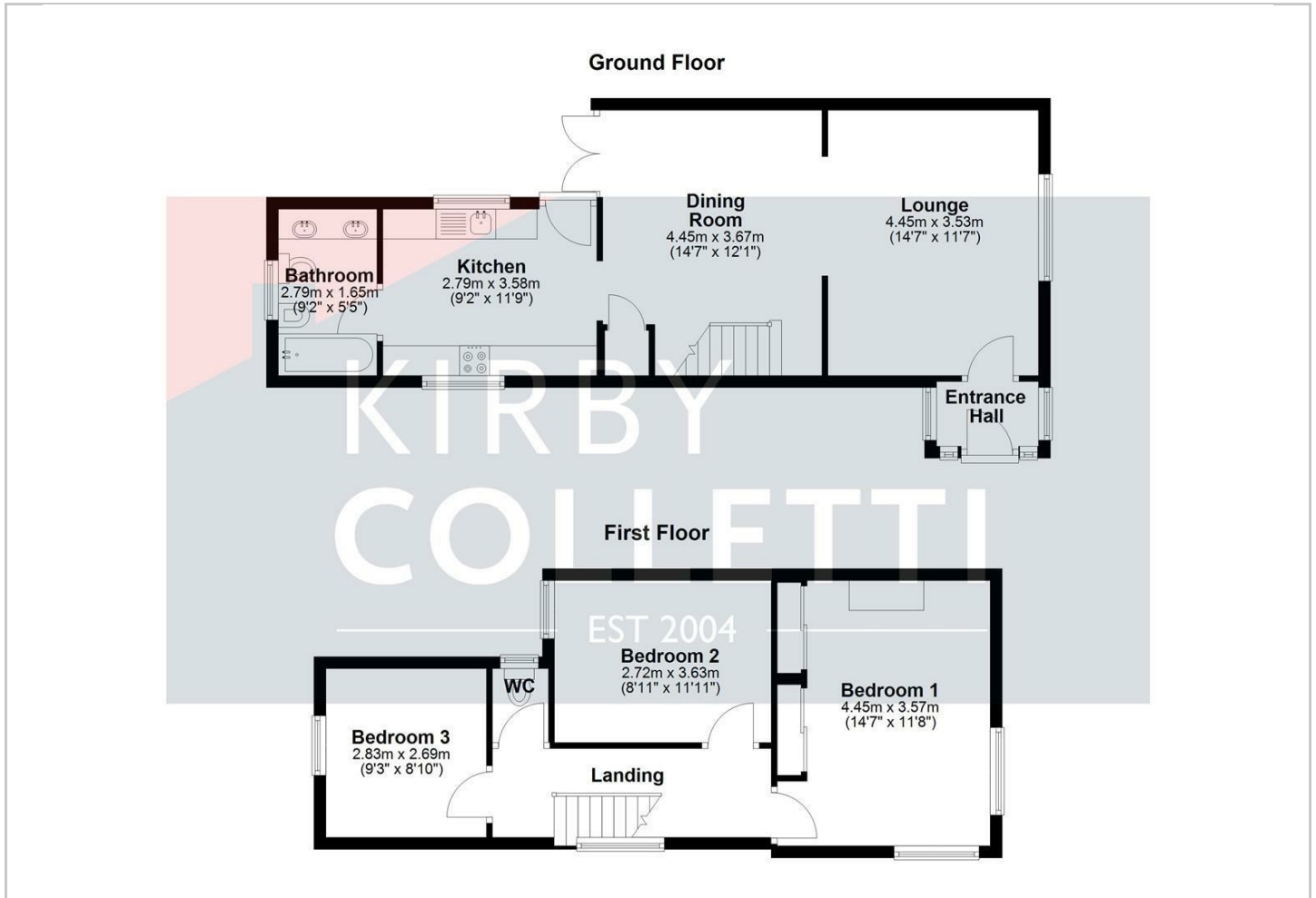
## Hybrid Map



## Terrain Map



## Floor Plan

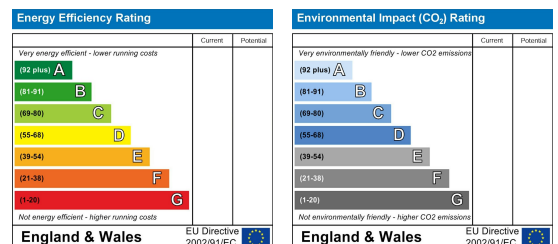


## Viewing

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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