



35 Bridle Close

Hoddesdon, EN11 9QA

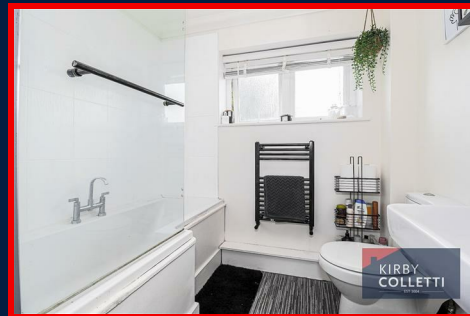
Price £420,000



*** Chain Free*** Kirby Colletti are pleased to offer this Three Bedroom Terraced House situated in a Cul de Sac position within easy access to all local amenities including Schools, Bus Services, Local Shops, Train Station and Hoddesdon Town Centre with its comprehensive shopping facilities.

The property offers Gas Central Heating, 16'8 x 13'3 Lounge, Kitchen with Range Cooker, Downstairs W.C. Utility Room, Bathroom, Garden, uPVC Double Glazing and Off Street Parking.

- Chain Free
- Kitchen
- Utility Room
- Garden
- Three Bedrooms
- Downstairs W.C
- Store Room
- 16'8" x 13'3" Lounge
- Bathroom
- Gas Central Heating



ACCOMMODATION

uPVC double glazed front door with uPVC double glazed window to side. To:

RECEPTION / DINING ROOM

10'10 x 7'7 (3.30m x 2.31m)

uPVC double glazed window. Radiator. Step up to hallway with stairs to first floor and access to Kitchen.

UTILITY ROOM

7'8 x 4'11 (2.34m x 1.50m)

(N.B Formally part of the integral garage) Wall and base mounted unit. Work surface. Plumbing for washing machine and space for tumble dryer. Space for fridge freezer. Wall mounted gas central heating boiler.

W.C

5'3 x 3'1 (1.60m x 0.94m)

White suite comprising low level W.C with concealed cistern. Wash hand basin.

KITCHEN

11'7 x 9 (3.53m x 2.74m)

Front aspect uPVC double glazed window. Range of wall and base mounted units. Worksurfaces. Double bowl sink unit with mixer tap over. Range cooker. Extractor hood over. Plumbing for dishwasher.

LOUNGE

16'8 x 13'3 (5.08m x 4.04m)

Rear aspect uPVC double glazed window and uPVC double glazed casement door to rear garden. Column radiator. Coved ceiling. TV point.

FIRST FLOOR LANDING

8'8 x 5'9 (2.64m x 1.75m)

Access to partly boarded loft. Airing cupboard.

BEDROOM ONE

13'4 x 10'6 (4.06m x 3.20m)

Front aspect uPVC double glazed window. Radiator. Fitted wardrobes to one wall. Coved ceiling.

BEDROOM TWO

11'6 x 10'7 (3.51m x 3.23m)

Rear aspect uPVC double glazed window. Radiator. Coved ceiling.

BEDROOM THREE

7'10 x 7'6 (2.39m x 2.29m)

Rear aspect uPVC double glazed window. Radiator. Coved ceiling.

BATHROOM

8'1 x 7'2 (2.46m x 2.18m)

White suite comprising P shaped bath with mixer tap over. Wall mounted shower and shower screen. Low level W.C. Pedestal wash hand basin. Linen cupboard.

OUTSIDE

REAR GARDEN

Approx. 37ft. Paved patio area with remainder laid to lawn. Garden shed. Outside tap and light. Power point.

FRONT GARDEN

Block paved driveway providing off street parking for several cars.

STORE ROOM

8 x 2 (2.44m x 0.61m)

(N.B Formally part of the integral garage) Roller door.



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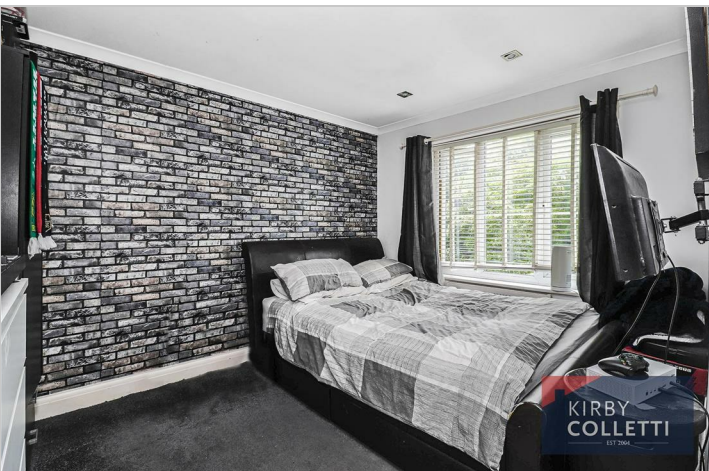
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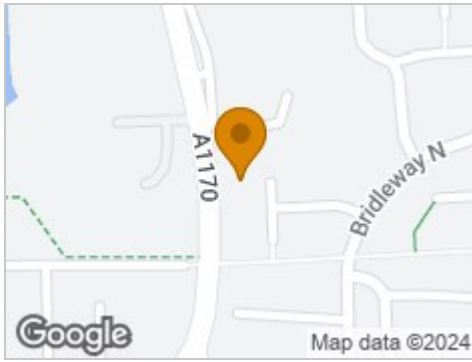


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Road Map



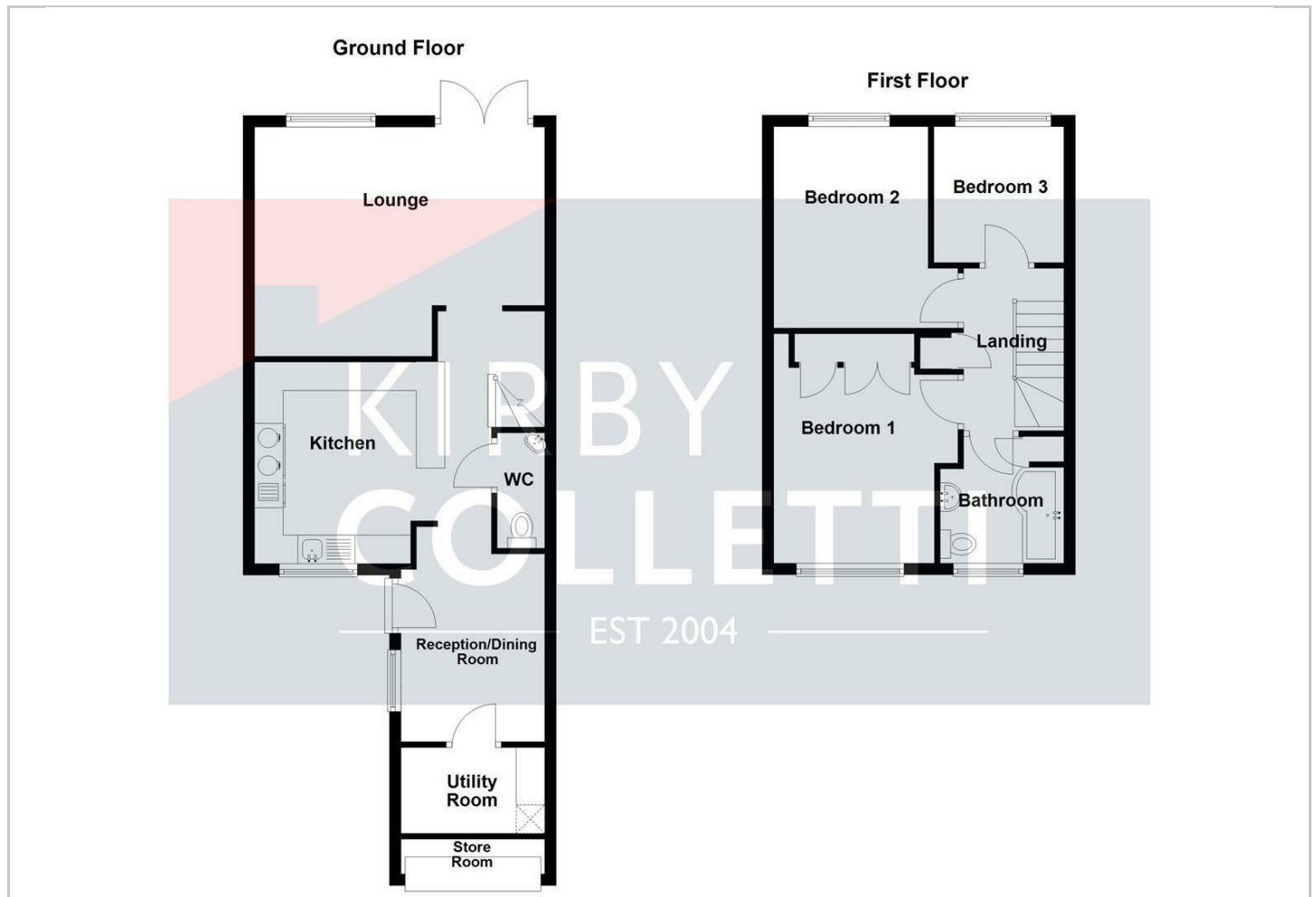
Hybrid Map



Terrain Map



Floor Plan

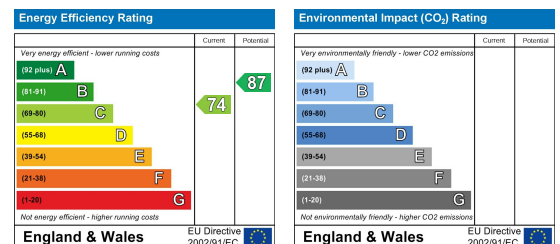


Viewing

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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