



## 25 Orchard Square

Wormley, EN10 6JA

**Price £400,000**



**\*\* CHAIN FREE \*\*** Kirby Colletti are delighted to offer this **TWO BEDROOM SEMI DETACHED HOUSE** offering excellent potential for extending and modernisation. Located in a popular residential location within catchment for excellent schooling, Close to local Shops, Restaurants, River Lea, Lea Valley regional park and a short drive to Broxbourne Railway Station.

The property offers 13ft Lounge, Dining Room, Fitted Kitchen, Conservatory, Ground floor W.C, Bathroom/W.C, South Facing Rear Garden and Garage to Rear.



- CHAIN FREE
- GROUND FLOOR W.C
- CONVERSATORY
- CATCHMENT FOR EXCELLENT SCHOOLS
- TWO BEDROOM SEMI DETACHED HOUSE
- 13ft LOUNGE
- SOUTH FACING REAR GARDEN
- EXCELLENT POTENTIAL FOR MODERNISING AND EXTENDING
- DINING ROOM
- GARAGE TO REAR



## ACCOMMODATION

Entrance door to:

### RECEPTION HALL

9'4 x 2'11 (2.84m x 0.89m)

Side aspect window. Radiator with decorative cover. Decorative tiled floor. Large under stairs storage cupboard. Doors to:

### LOUNGE

13'6 x 11'2 (4.11m x 3.40m)

Front aspect window. Radiator with decorative cover. Coved ceiling. Vinyl wood effect flooring. Door to:

### DINING ROOM

17 x 9 (5.18m x 2.74m)

Side aspect window. Stairs to first floor. Vinyl wood effect flooring.

### BAR AREA

6'6 x 4'4 (1.98m x 1.32m)

Open to rear lobby.

### KITCHEN

12'6 max x 9'11 (3.81m max x 3.02m )

Dual aspect window. Oak framed wall and base units with worksurfaces over. Single drainer sink unit. Electric hob. Built in oven. Plumbing for dishwasher and washing machine. Tiled floor. Door way to:

### REAR LOBBY

3'9 x 3 (1.14m x 0.91m)

Tiled floor. Open to:

### CONSERVATORY

13'8 x 7'3 max (4.17m x 2.21m max)

uPVC double glazed windows and double door to garden. Tiled floor.

## W.C

3'4 x 3'4 (1.02m x 1.02m)

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

## FIRST FLOOR LANDING

11'4 x 6'3 max (3.45m x 1.91m max)

Dual aspect windows. Airing cupboard housing wall mounted gas boiler. Access to loft.

## BEDROOM ONE

12'1 x 10'2 (3.68m x 3.10m)

Front aspect window. Fitted wardrobes to one wall. Radiator with decorative cover.

## BEDROOM TWO

9'2 x 6'4 (2.79m x 1.93m)

Front aspect window. Radiator.

## BATHROOM/W.C

10'4 x 8'2 (3.15m x 2.49m)

Rear aspect window. Panel enclosed bath with mixer tap and shower attachment. Wash hand basin with cupboard under. Fully tiled shower cubicle.

## OUTSIDE

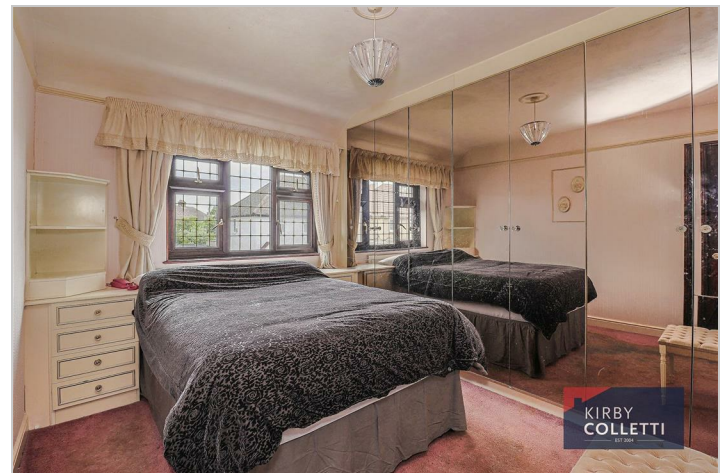
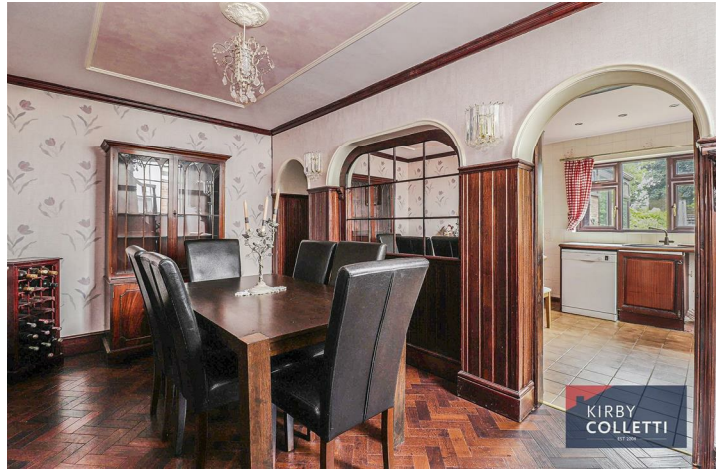
### REAR GARDEN

South facing. Fully paved. Garage to rear. Pedestrian side access to front.

### FRONT GARDEN

Paved patio leading to front door. Enclosed with shrub borders.







## Road Map



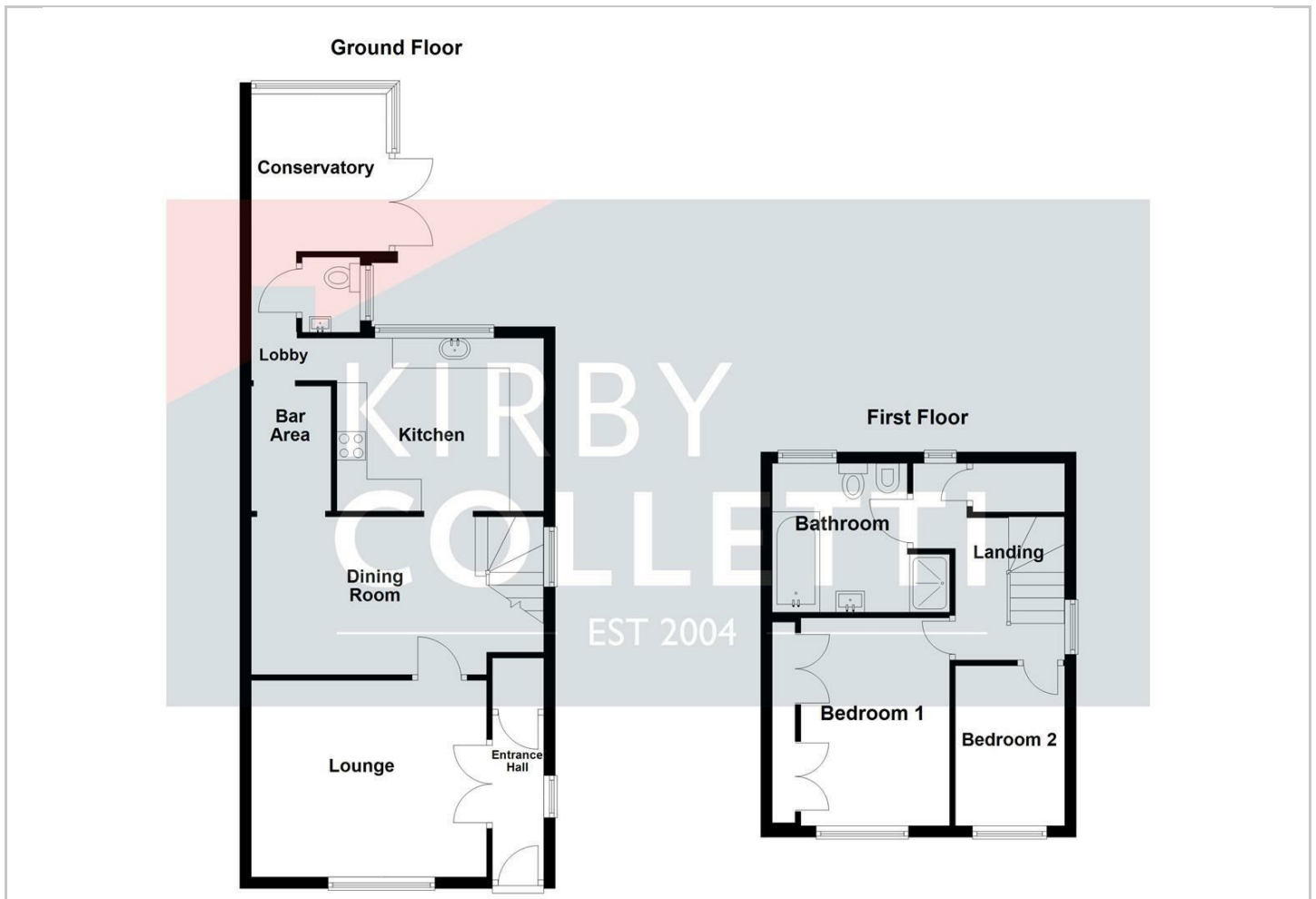
## Hybrid Map



## Terrain Map



## Floor Plan

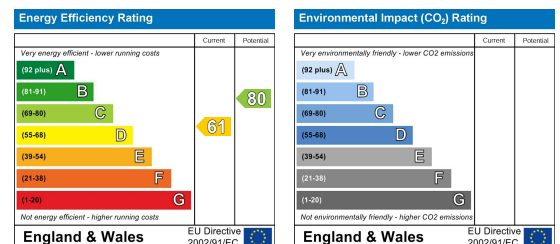


## Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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