



## 138 High Wood Road

Hoddesdon, EN11 9AZ

**Offers In Excess Of £450,000**



Kirby Colletti are pleased to offer this Chain Free Two Bedroom Semi Detached Bungalow situated in this highly sought after residential location close to all local amenities including Hoddesdon Town centre with its comprehensive shopping facilities, Bus Services and Rye House Station.

The property benefits from a 80ft well presented south west facing rear garden, ample off street parking and provides scope for updating/extending subject to usual planning consents.

- Chain Free
- Kitchen
- Off Street Parking
- Two Bedroom Semi Detached Bungalow
- Bathroom
- Car Port
- Lounge
- 80ft Deep South West facing Rear Garden
- Highly Sought After Location



## Accommodation

Part glazed front door to:

### Entrance Hall

13'5" x 8'11"max (4.09m" x 2.72m"max)  
Radiator. Meter cupboard. Loft access. Coved ceiling. Door to:

### Lounge

16'1" x 11'7" (4.90m" x 3.53m")  
Rear aspect double glazed sliding patio door giving access to well maintained garden. Feature fireplace with inset gas fire. Television aerial point. Radiator. Coved ceiling.

### Kitchen

11'6" x 8'8" (3.51m" x 2.64m")  
Rear aspect double glazed windows and door to rear garden. Range of wall and base mounted units. Roll edged worksurfaces. Inset single drainer one and half bowl sink unit with mixer tap over. Plumbing for washing machine. Cooker point. Extractor hood over. Space for fridge/freezer. Cupboard housing gas central heating boiler. Fully tiled walls. Tiled floor. Radiator.

### Bedroom One

13'8" x 10'2" (4.17m" x 3.10m" )  
Front aspect double glazed window. Fitted wardrobes to one wall. Radiator.

### Bedroom Two

9'11" x 9'6" (3.02m x 2.90m" )  
Front aspect double glazed window. Radiator. Built in cupboard.

### Bathroom

6'4" x 5'6" (1.93m" x 1.68m" )  
Side aspect double glazed window. White suite comprising panel enclosed bath with mixer tap and shower attachment over. Pedestal wash hand basin. Low level W.C. Radiator. Walls fully tiled.

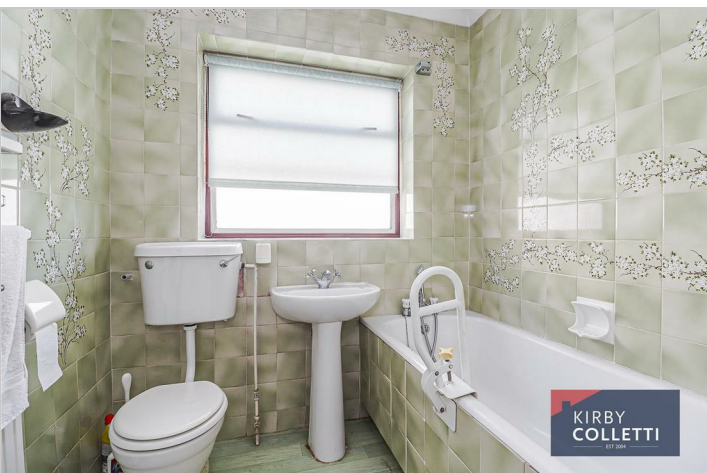
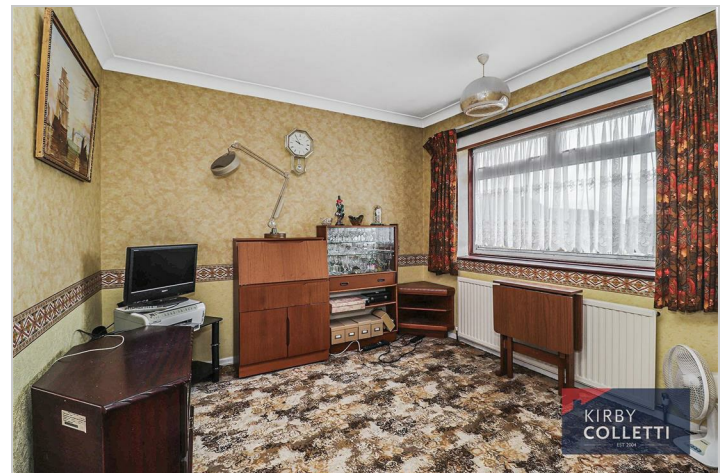
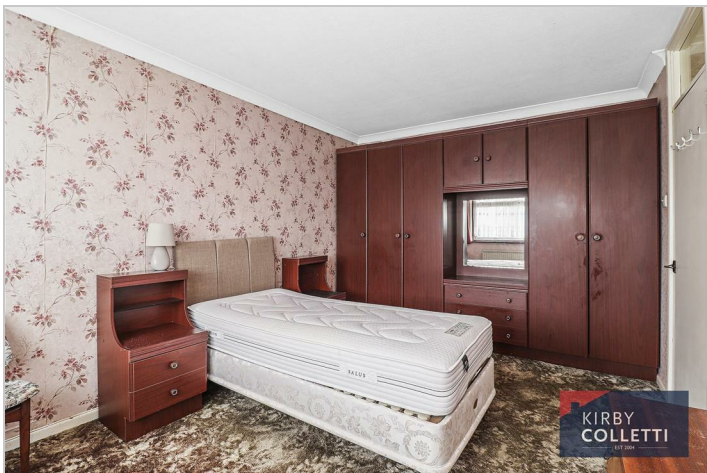
### Exterior

#### Rear Garden

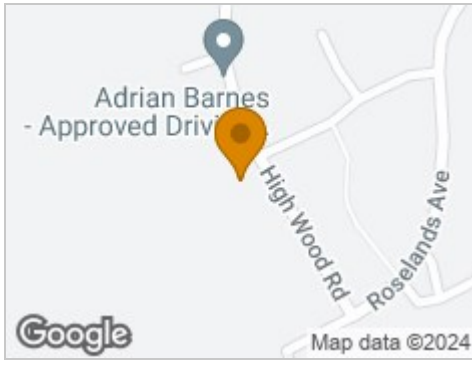
80ft deep. South west facing. Paved patio area with access to lawn and shrub borders. Covered car port with up and over door.

#### Front Garden

Laid mainly to lawn. Driveway providing off street park to front of car port.



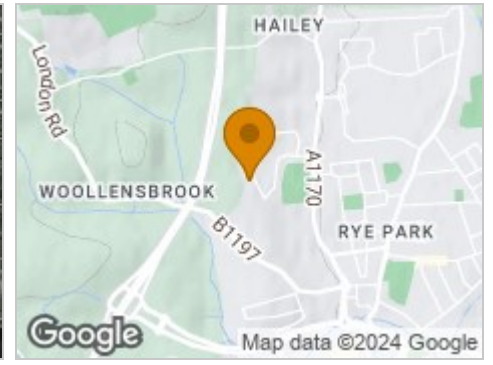
## Road Map



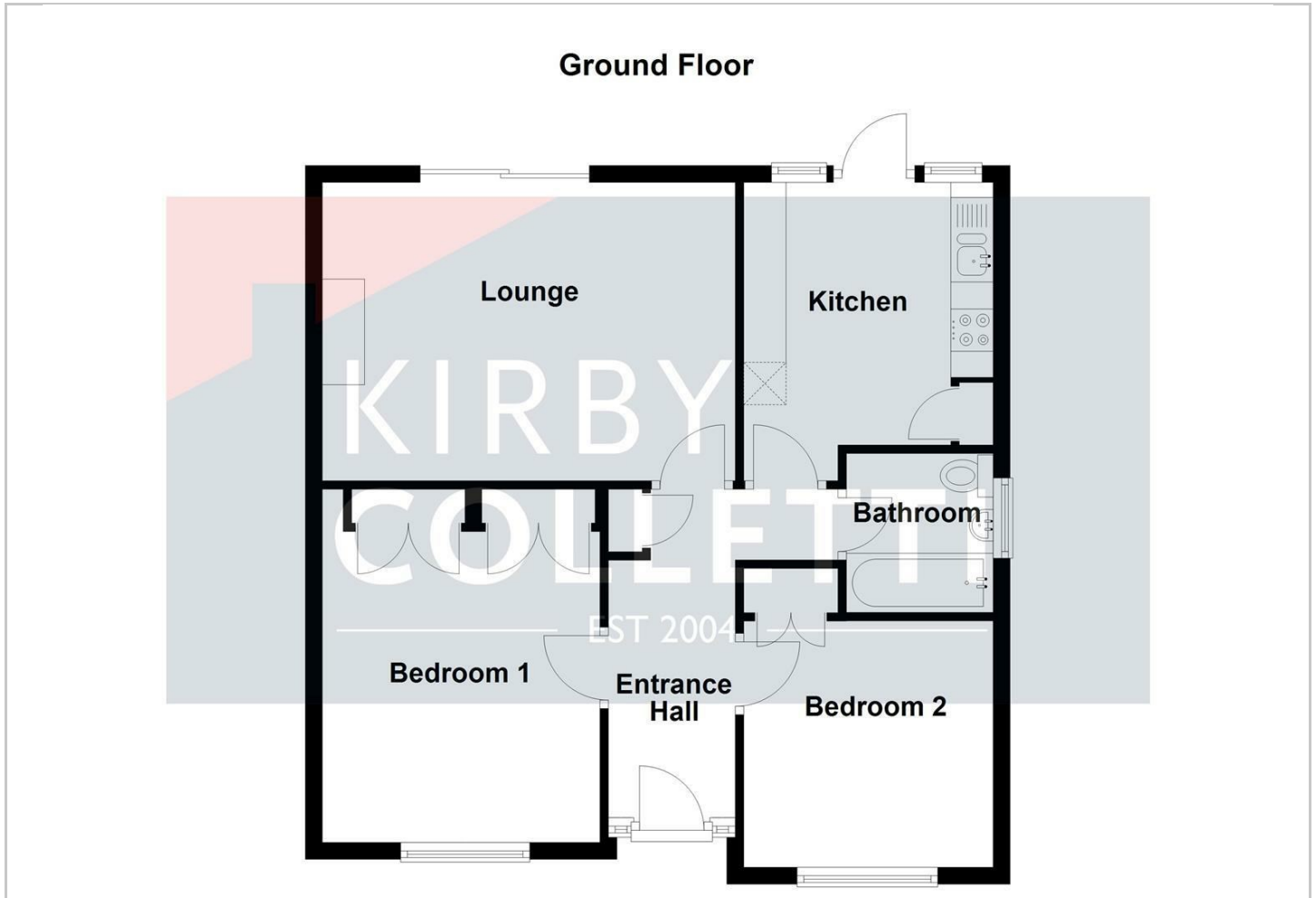
## Hybrid Map



## Terrain Map



## Floor Plan

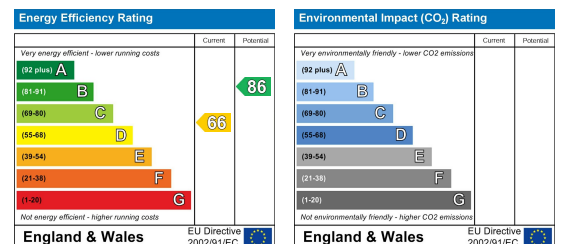


## Viewing

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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