



## 3 Dymokes Way

Hoddesdon, EN11 9LY

**Price £475,000**



CHAIN FREE!! KIRBY COLLETTI are delighted to bring to market this spacious and immaculately presented THREE BEDROOM EXTENDED SEMI DETACHED HOUSE, which has been maintained to an excellent level by the present owners. Situated in this sought after residential location being within short distance to schooling for all ages, Rye House Railway Station and Hoddesdon Town Centre.

Some of the many features include Lounge, Dining Area, Fitted Kitchen, Breakfast Area, Ground Floor Shower Room/W.C, Utility Room, Bath/Shower Room/W.C, Garage & Parking To Rear.

- CHAIN FREE
- DINING AREA
- UTILITY ROOM
- SOUGHT AFTER LOCATION
- IMMACULATELY PRESENTED THREE BED EXTENDED SEMI DETACHED
- FITTED KITCHEN & BREAKFAST AREA
- BATH/SHOWER ROOM
- LOUNGE
- GROUND FLOOR SHOWER ROOM/W.C
- GARAGE & PARKING TO REAR



### ENTRANCE PORCH

Coved ceiling. Dado rail. Laminate wood flooring. Multi paned door to inner hall.

### GROUND FLOOR SHOWER ROOM

7'6 x 5'7 max (2.29m x 1.70m max)

Front aspect uPVC double glazed window. Fully tiled shower cubicle. Low level W.C. Wash hand basin with cupboard below. Fully tiled walls. Radiator.

### RECEPTION HALL

11'2 x 6 (3.40m x 1.83m)

Coved ceiling. Dado Radiator. Laminate wood flooring. Stairs up to first floor.

### LOUNGE

13'4 x 12'7 (4.06m x 3.84m )

Front aspect uPVC double glazed window. Coved ceiling. Feature fireplace. Open to:

### DINING ROOM

9'11 x 9'10 (3.02m x 3.00m)

Laminate wood flooring. Coved ceiling. Open to:

### BREAKFAST ROOM

14'3 x 7'6 max (4.34m x 2.29m max)

Rear aspect uPVC double glazed window and double doors to garden. Coved ceiling. Dado rail. Laminate wood flooring. Door to rear lobby. Archway to:

### KITCHEN

9'10 x 8'11 (3.00m x 2.72m)

Side aspect uPVC double glazed window. High gloss wall and base units with worksurfaces over. Inset stainless steel sink unit. Electric hob. Built in electric oven. Integrated dishwasher. Integrated fridge. Recessed ceiling spotlights. Cupboard housing warm air boiler.

### REAR LOBBY

3'1 x 2'6 (0.94m x 0.76m)

### UTILITY ROOM

5'8 x 4'9 (1.73m x 1.45m)

Rear aspect uPVC double glazed window. Plumbing for washing machine. Space for tumble dryer.

### LANDING

8'8 x 6 (2.64m x 1.83m)

### BEDROOM ONE

12'8 x 11'7 max (3.86m x 3.53m max)

Front aspect uPVC double glazed window. Fitted wooden shutter blinds. Fitted wardrobes.

### BEDROOM TWO

12'8 x 10'2 max (3.86m x 3.10m max)

Rear aspect uPVC double glazed window with fitted wooden shutter blinds. Fitted wardrobe.

### BEDROOM THREE

8'10 x 8'9 (2.69m x 2.67m)

Front aspect uPVC double glazed window with fitted wooden shutter blinds. Built in cupboard.

### BATH/SHOWER ROOM

8'9 x 5'5 (2.67m x 1.65m)

Rear aspect uPVC double glazed window. Fully tiled walls. Panel enclosed bath with mixer tap and shower attachment. Wall unit incorporating toilet with concealed cistern. Wash hand basin with cupboard under. Fully tiled shower cubicle. Recessed ceiling spotlights.

### OUTSIDE

#### REAR GARDEN

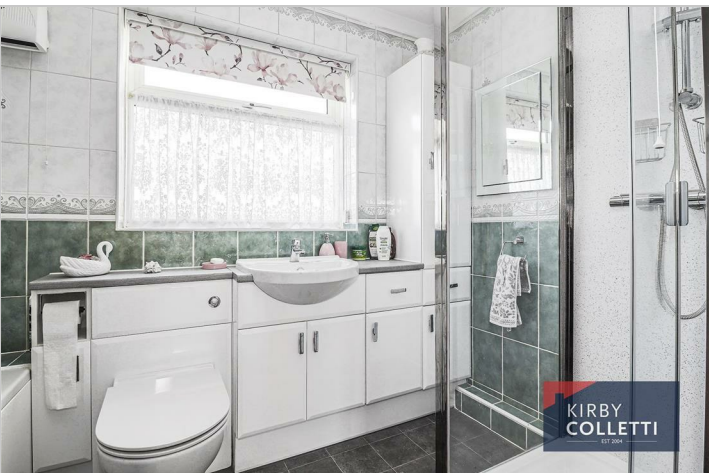
30ft East Facing. Crazy paved patio. Artificial lawn. Outside tap. Outside light. Summer house. Door to garage. Coved storage area to side.

#### GARAGE

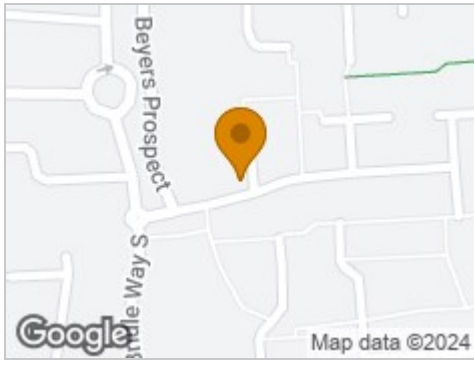
Up and over door. Power and light connected.

#### FRONT GARDEN

Artificial lawn, paved pathway to front entrance.



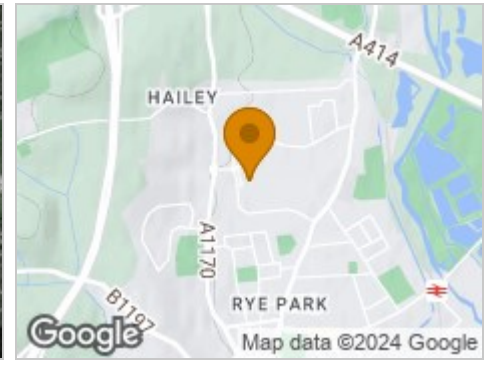
## Road Map



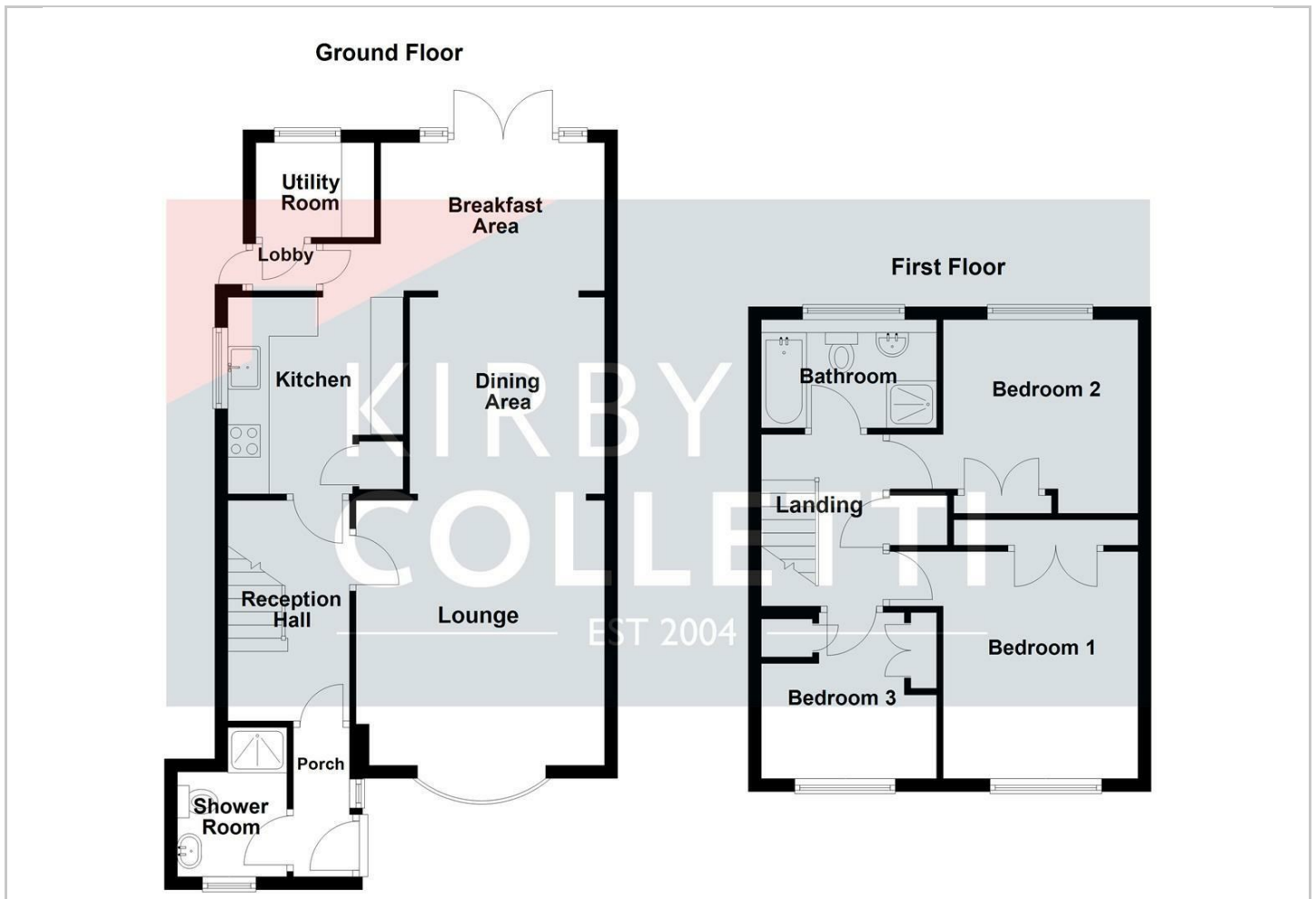
## Hybrid Map



## Terrain Map



## Floor Plan

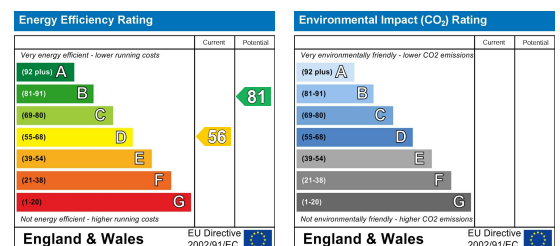


## Viewing

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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