



## 154 High Wood Road

Hoddesdon, EN11 9AZ

**Price £499,950**



**\*\* OFFERED CHAIN FREE \*\*** An excellent opportunity to purchase this **THREE BEDROOM END OF TERRACE HOUSE** which is in need of modernisation. Situated in this highly regarded residential location conveniently situated within a short distance of Hoddesdon Town Centre, A10/M25 Road Links and Railway Stations in London.

The property offers Lounge, Dining Room, Kitchen, Bathroom/W.C, uPVC Double Glazing, 85 ft West Facing Rear Garden, Garage and Long Driveway to Side.

- OFFERED CHAIN FREE
- TWO RECEPTION ROOMS
- UPVC DOUBLE GLAZED WINDOWS
- CLOSE TO HODDES DON TOWN CENTRE
- THREE BEDROOM END OF TERRACE HOUSE
- KITCHEN
- 85FT WEST FACING REAR GARDEN
- IN NEED OF MODERNISATION
- BATHROOM/W.C
- GARAGE AND LONG DRIVEWAY



## ACCOMMODATION

Entrance door to:

### RECEPTION HALL

13'5 x 6 (4.09m x 1.83m)

Coved ceiling. Stairs up to first floor. Radiator. Understairs storage cupboard.

### LOUNGE

13'5 x 12'4 (4.09m x 3.76m)

Front aspect window. Feature fireplace. Beams to walls and ceiling. Double doors to:

### DINING ROOM

9'10 x 9'5 (3.00m x 2.87m)

Rear aspect windows. Radiator. Beams to ceiling. Door to kitchen.

### KITCHEN

9'10 x 8'9 (3.00m x 2.67m)

Rear aspect window and uPVC double glazed door to garden. Range of wall and base mounted units with rolled edge worksurfaces over. Single drainer sink unit. Plumbing for machine. Space for cooker. Space for fridge freezer.

### FIRST FLOOR LANDING

10'2 x 5'10 (3.10m x 1.78m)

Side aspect uPVC double glazed window. Access to loft.

### BEDROOM ONE

12'7 x 12 (3.84m x 3.66m )

Two Front aspect windows. Fitted wardrobes to one wall. Radiator.

### BEDROOM TWO

12'7 max x 11'10 (3.84m max x 3.61m)

Rear aspect uPVC double glazed window. Fitted wardrobes. Radiator.

### BEDROOM THREE

8'10 x 7 max (2.69m x 2.13m max)

Front aspect window. Radiator. Fitted wardrobe and cupboard.

### BATHROOM/W.C

8'2 x 5'2 (2.49m x 1.57m)

Rear aspect uPVC double glazed window. Panel enclosed bath with mixer tap and shower attachment. Wash hand basin with cupboard under. Low level W.C. Tiled to 3 walls. Radiator.

### OUTSIDE

#### REAR GARDEN

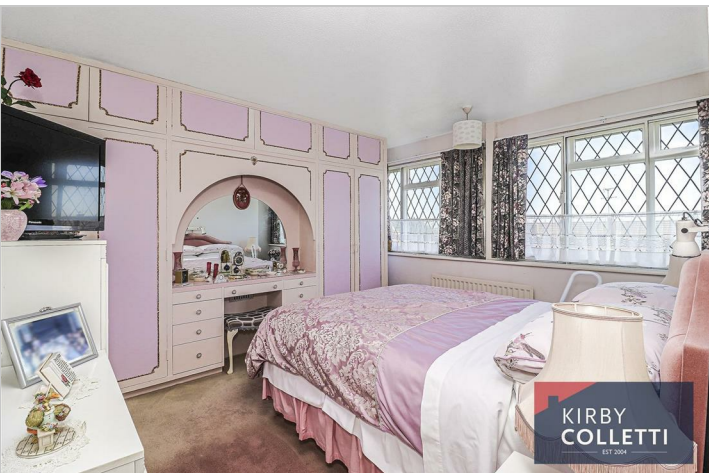
85ft West facing. Paved patio. Path leading to neatly tended lawn with flower and shrub borders. Timber sheds.

#### GARAGE

Up and over door. Worktop area to rear.

#### FRONT GARDEN

Pathway leading to front door. Block paved driveway to side providing off street parking.



## Road Map



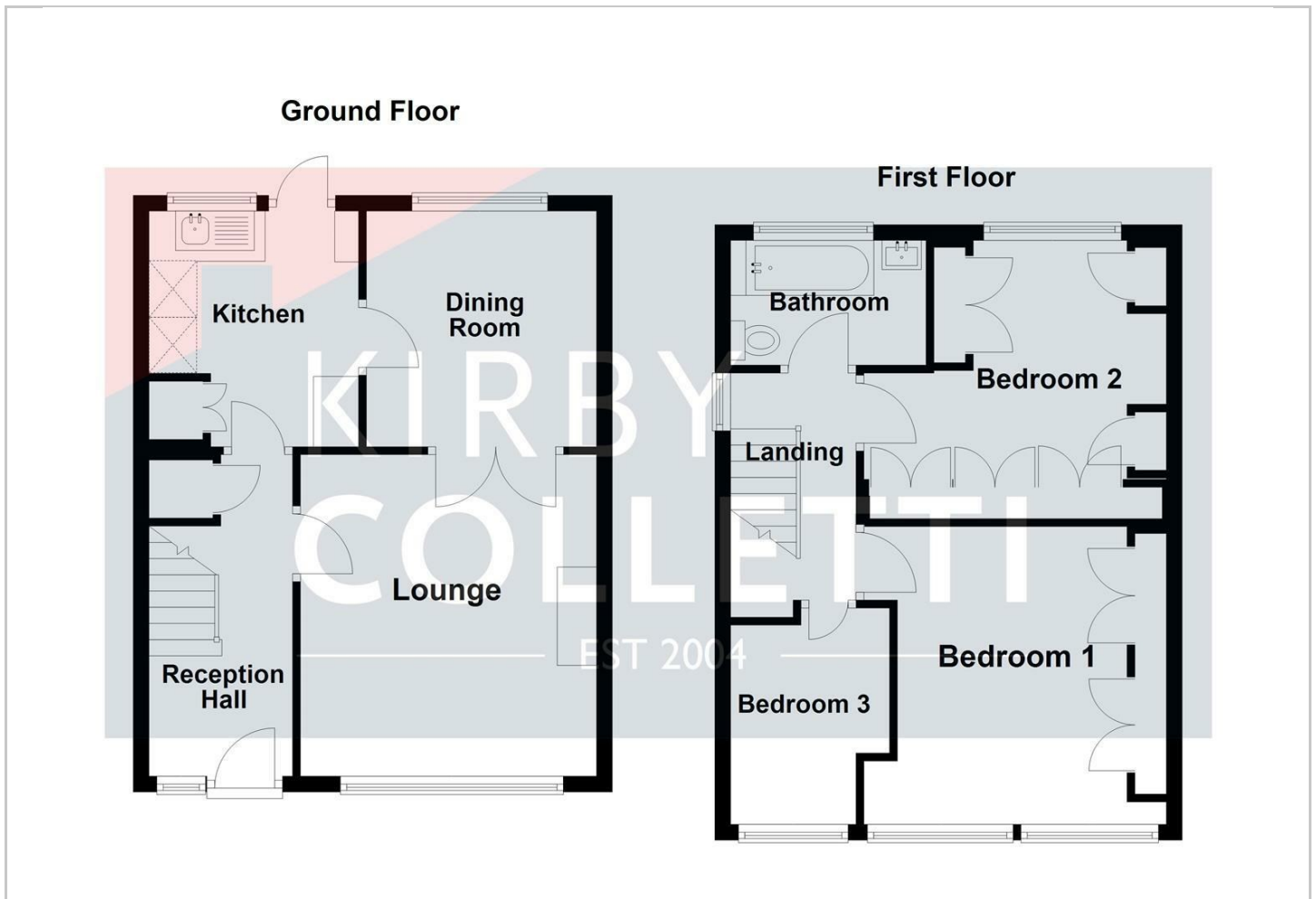
## Hybrid Map



## Terrain Map



## Floor Plan

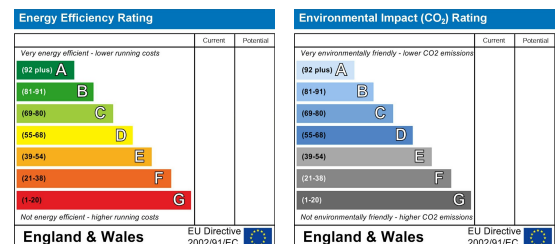


## Viewing

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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