



## 73 High Wood Road

Hoddesdon, EN11 9AZ

**Price £445,000**



**\*\* VENDOR SUITED \*\*** KIRBY COLLETTI are delighted to offer this WELL PRESENTED THREE BEDROOM TERRACED HOUSE , situated in this highly regarded residential location conveniently situated within a short distance of Schooling For All Ages, Hoddesdon Town Centre, A10/M25 Road Links and Railway Stations in London.

The property offers Lounge, Kitchen/Diner, Bathroom/W.C, Gas Heating To Radiators, uPVC Double Glazing, 45 ft East Facing Rear Garden and Garage En Bloc.

- VENDORS SUITED
- WELL PRESENTED THREE BEDROOM TERRACED HOUSE
- LOUNGE
- KITCHEN/DINER
- BATHROOM/W.C
- GAS HEATING TO RADIATORS
- uPVC DOUBLE GLAZING
- 45ft REAR GARDEN
- GARAGE EN BLOC
- SHORT DRIVE TO HODDESDON TOWN CENTRE



## ACCOMMODATION

Entrance door to:

### RECEPTION HALL

13'7 x 6'2 (4.14m x 1.88m)

Recessed ceiling spotlights. Laminated wooden flooring. Stairs up. Vertical radiator.

### LOUNGE

13'7 x 12'4 (4.14m x 3.76m)

Front aspect uPVC double glazed windows. Feature fireplace. Recessed ceiling spotlights. Laminated wood flooring. Radiator. Glazed door to:

### KITCHEN/DINER

18'7 x 9'11 (5.66m x 3.02m)

Rear aspect uPVC double glazed window and doors to rear garden. Range of matching wall and base units with wooden worksurfaces over. Integrated fridge/freezer. Integrated washing machine. Gas cooker point. Sink unit. Laminated wood flooring. Recessed ceiling spotlights.

### FIRST FLOOR LANDING

9'4 x 5'9 (2.84m x 1.75m)

Access to loft.

### BEDROOM 1

12'8 max x 12 (3.86m max x 3.66m)

Front aspect uPVC double glazed window. Recessed ceiling spotlights. Radiator.

### BEDROOM 2

12'8 x 11 (3.86m x 3.35m)

Rear aspect uPVC double glazed window. Fitted wardrobes to one wall. Recessed ceiling spotlights. Radiator.

### BEDROOM 3

9'1 x 6'1 (2.77m x 1.85m)

Front aspect uPVC double glazed window. Recessed ceiling spotlights. Radiator.

### BATHROOM/W.C

8'2 x 5'1 (2.49m x 1.55m)

Rear aspect uPVC double glazed window. Fully tiled walls and decorative patterned tiled floor. Tiled enclosed bath with separate shower unit and glazed screen. Wash hand basin with cupboard under. Toilet with concealed cistern. Chrome heated towel rail. Recessed ceiling spotlights.

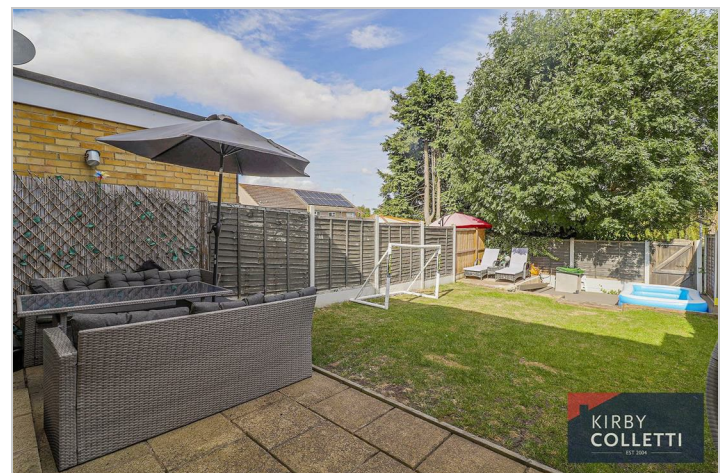
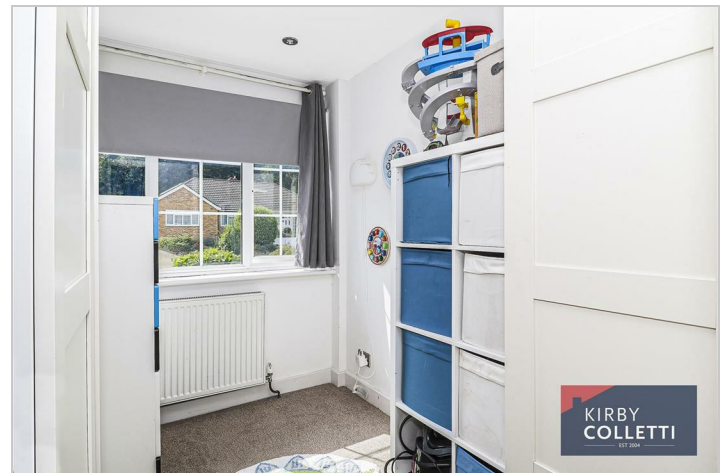
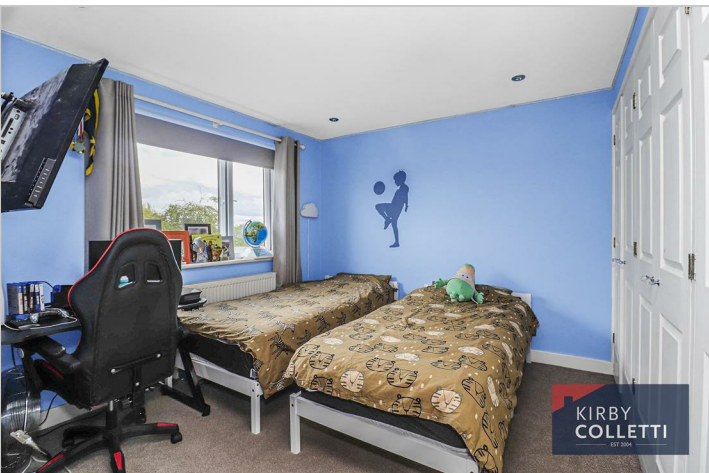
## OUTSIDE

### REAR GARDEN

45ft deep. Easterly facing. Paved patio. Laid to lawn. Enclosed by panelled fencing.

### FRONT GARDEN

Fully block paved.



## Road Map



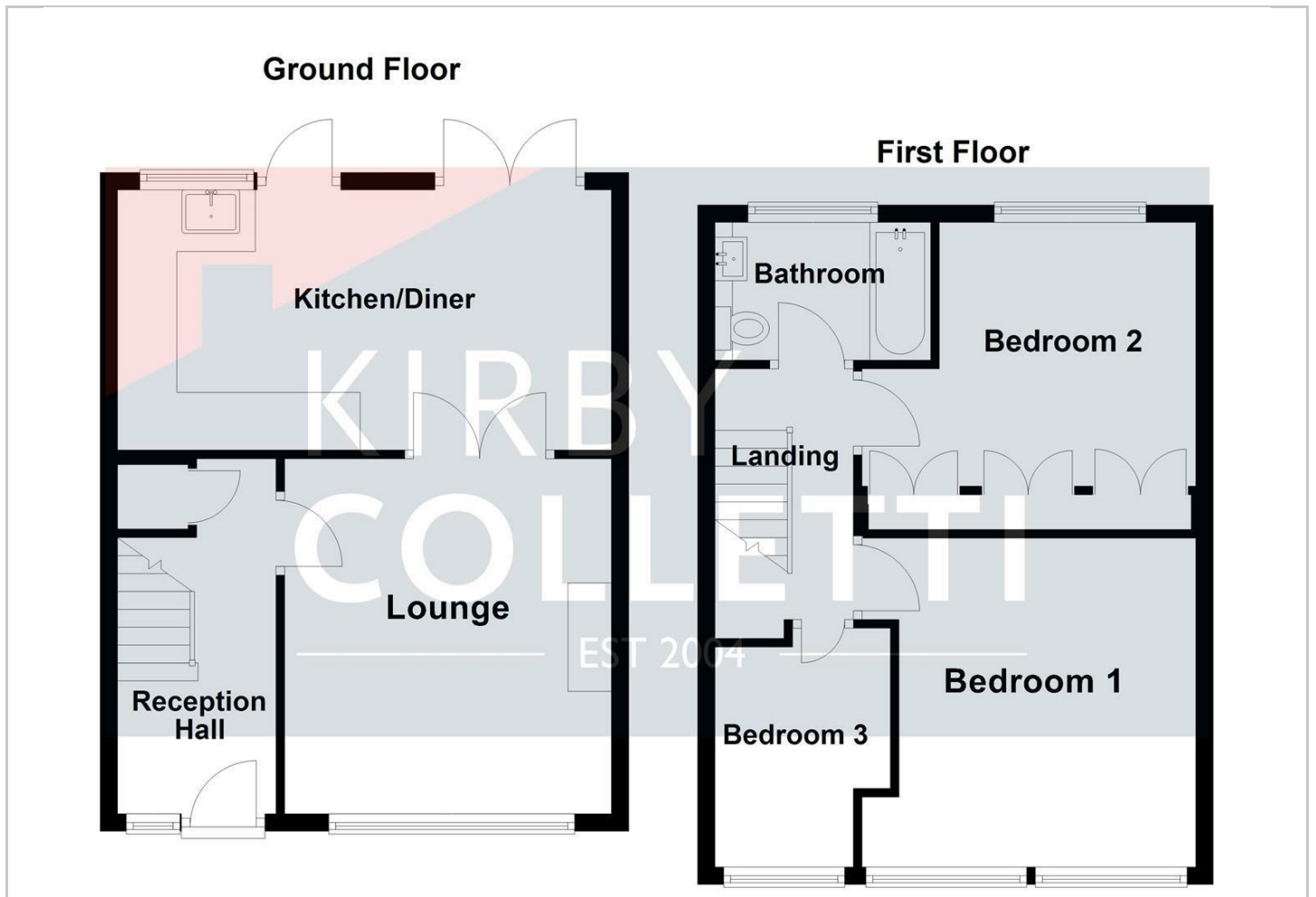
## Hybrid Map



## Terrain Map



## Floor Plan

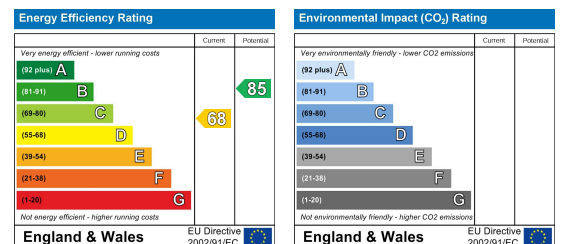


## Viewing

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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