120 Rye Road

Hoddesdon, EN11 0HW

Guide Price £445,000

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** CHAIN FREE ** KIRBY COLLETTI are pleased to offer this recently Re-Furbished FOUR BEDROOM HOUSE benefiting from Re-Fitted 14ft Kitchen with integrated appliances, Re-fitted Bathroom Suite, Master Bedroom with Dressing Room and En Suite Bath/Shower Room, 25ft Lounge/Diner, uPVC Double Glazed Windows, Gas Central Heating and 56ft Rear Garden.
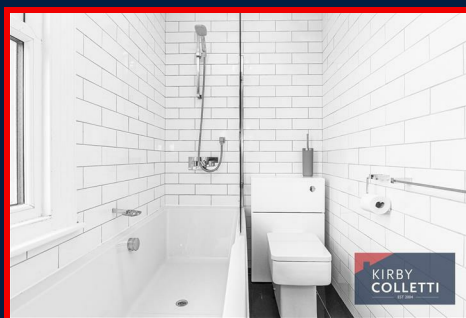
Ideally situated close to all local amenities including Rye House Railway Station, Local Shops, Bus Services, Schools and Town Centre with its comprehensive shopping facilities.

ACCOMMODATION
uPVC Double glazed front door to:

ENTRANCE HALL
Double radiator with decorative radiator cover. . Dado rail. Stairs to first floor. Laminate flooring. Door to:

LOUNGE/DINING ROOM
25'7 x 11'4" (7.80m x 3.45m")
uPVC Double glazed bay window to front aspect. Feature fireplace. Three double radiators. uPVC double glazed window to rear aspect. Coved ceiling. Under stairs storage cupboard housing electric meter and fuse board. Door to:

RE-FITTED KITCHEN
14'4 x 9'3 (4.37m x 2.82m)
uPVC Double glazed doors to rear garden. Range of wall and base units. Work surfaces over. Inset single drainer one and half bowl stainless steel sink unit with mixer tap over. Plumbing for washing machine and dishwasher. Built in gas hob with extractor hood over. Two Built in oven. Integrated fridge freezer. Cupboard housing gas central heating boiler. Collum radiator. Tiled floor. Coved ceiling.

FIRST FLOOR LANDING
Radiator. Stairs to second floor.

BEDROOM TWO
14'4 x 11'5 (4.37m x 3.48m)
uPVC Double glazed window to front aspect. Double radiator. Fitted wardrobes to one wall.

BEDROOM THREE
11'10 x 8'11 (3.61m x 2.72m)
uPVC Double glazed window to rear aspect. Radiator. Coved ceiling.

BEDROOM FOUR
9'2 x 6'2 (2.79m x 1.88m)
uPVC double glazed window to side aspect.

RE-FITTED BATHROOM/W.C
9'4 x 4'8" (2.84m x 1.42m")
uPVC Double glazed window to rear aspect. White suite comprising panelled bath with mixer tap over. Wall mounted shower with shower screen. Low level W.C. Wash hand basin with mixer tap over. Heated towel rail. Tiled walls. Tiled floor.

SECOND FLOOR LANDING

BEDROOM ONE
18'8 max x 12'9" max (5.69m max x 3.89m" max)
Two front aspect Velux windows. Radiator. Wall mounted air condition unit. Radiator. Access to:

EN SUITE BATH/SHOWER ROOM
7'2 x 8'11 (2.18m x 2.72m)
Side aspect uPVC double glazed window. White suite comprising panelled bath with mixer tap and shower attachment over. Wash hand basin with concealed cistern. Shower cubicle. Recessed spotlights. Tiled walls and floor.

DRESSING ROOM
9' x 6'5" (2.74m x 1.96m")
Side aspect uPVC double glazed window. Laminate flooring. Door to:

OUTSIDE

REAR GARDEN
Approx. 56ft North facing. Crazy paved patio area with remainder laid to lawn. Paved patio to rear. Garden shed.

FRONT GARDEN
Walled and path leading to front door.

Floor Plan

Ground Floor

Re-Fitted Kitchen

Dining Room

Entrance Hall

Lounge

First Floor

Re-Fitted Bathroom

Bedroom 4

Landing

Bedroom 3

Bedroom 2

Second Floor

Bath/Shower Room
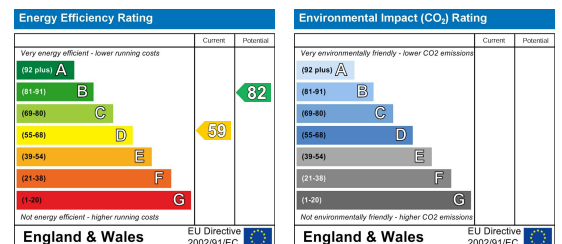
Dressing Room

Landing

Bedroom 1

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B — 82
(69-80) C
(55-68) D — 59
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions

England & Wales — EU Directive 2002/91/EC

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