



39 Middlefield Road

Hoddesdon, EN11 9DZ

Price £545,000



KIRBY COLLETTI are delighted to market this well presented SUBSTANTIALLY EXTENDED FOUR BEDROOM 1930's SEMI DETACHED HOUSE situated in the established residential area being within a short walk to Local Shops, Restaurant's, Park, Rye House Railway Station and Hoddesdon Town Centre.

Some of the features include 26ft Lounge, 24ft Kitchen/Dining Room, Utility Room, Bathroom/W.C, Separate Shower Room, 40ft South Facing Garden, 22ft x 19ft Detached Garage To Rear, uPVC Double Glazing and Gas Heating To Radiators.

- SUBSTANTIALLY EXTENDED SEMI DETACHED HOUSE
- 24ft KITCHEN/DINING ROOM
- BATHROOM & SEPARATE SHOWER ROOM
- SHORT WALK TO RAILWAY STATION & TOWN CENTRE
- FOUR BEDROOMS
- LARGE DETACHED GARAGE TO REAR
- GAS HEATING TO RADIATORS
- 26ft LOUNGE
- 40ft SOUTH FACING GARDEN
- uPVC DOUBLE GLAZING



ACCOMMODATION

Entrance door to:

RECEPTION HALL

13'9 x 5'6 (4.19m x 1.68m)

Tiled floor. Coved ceiling. Radiator. Under stairs storage cupboard. Stairs up to first floor.

LOUNGE

26'3 into bay x 11'5 (8.00m into bay x 3.48m)

Front aspect uPVC double glazed bay window and uPVC double doors to rear garden. Feature fireplace. Coved ceiling. Two radiators. Laminated wood flooring.

KITCHEN/DINING ROOM

24 x 9 (7.32m x 2.74m)

Dual aspect uPVC double glazed windows. Range of matching White high gloss wall and bae units with worksurfaces over. Single drainer sink unit. Built in electric oven and hob. Plumbing for dishwasher. Tiled floor. Archway to:

UTILITY ROOM

9 x 6 (2.74m x 1.83m)

Door to rear garden. Plumbing for washing machine Space for tumble dryer. Cupboard housing wall mounted gas boiler.

FIRST FLOOR LANDING

Access to loft.

BEDROOM ONE

15'1 x 9'10 (4.60m x 3.00m)

Front aspect uPVC double glazed window. Coved ceiling. Radiator.

BEDROOM TWO

13'3 x 11 (4.04m x 3.35m)

Front aspect uPVC double glazed bay window. Radiator.

BEDROOM THREE

13 x 11 (3.96m x 3.35m)

Rear aspect uPVC double glazed window. Radiator.

BEDROOM FOUR

7'2 x 6 (2.18m x 1.83m)

Front aspect uPVC double glazed window. Radiator.

BATHROOM/W.C

Rear aspect uPVC double glazed window. Fully tiled walls and floor. Panel enclosed bath with mixer tap and shower attachment. Vanity wash hand basin with cupboard under. Low level W.C. Radiator.

SHOWER ROOM/W.C

Rear aspect uPVC double glazed window. Fully tiled walls. Shower cubicle. Low level W.C. Vanity wash hand basin with cupboard under. Airing cupboard.

OUTSIDE

REAR GARDEN

Approx. 40ft deep. South facing. Covered decked area with step leading down to block paved patio and pathway. Lawned area retained by low level fencing. Timber shed. Pedestrian side access. Door to Garage.

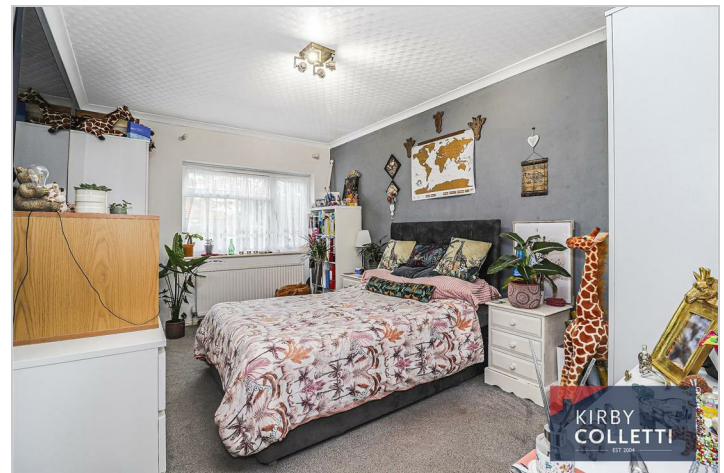
DETACHED DOUBLE GARAGE

23 x 19'5 (7.01m x 5.92m)

Power and light connected.

FRONT GARDEN

Laid to lawn with block paved pathway to front door. Enclosed by low level wall to front and side boundary.



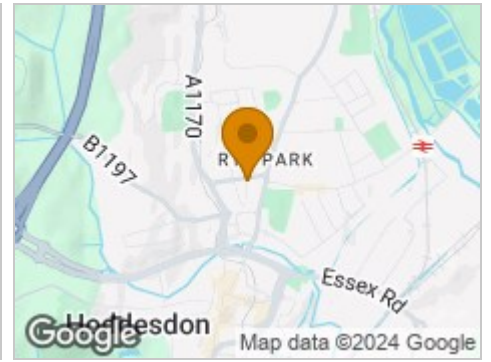
Road Map



Hybrid Map



Terrain Map



Floor Plan

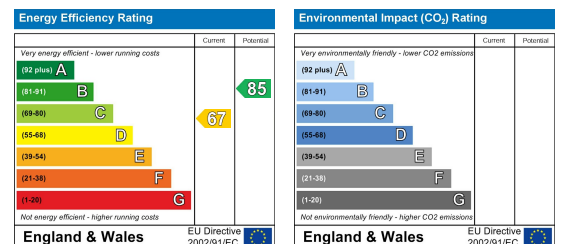


Viewing

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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