



3 Benford Road

Hoddesdon, EN11 8LW

Price £715,000



OFFERED WITH NO UPWARD CHAIN!! KIRBY COLLETTI are delighted to offer this deceptively spacious THREE BEDROOM DETACHED BUNGALOW which has been modernised in recent years by the present owners. Situated in this highly regarded residential location, being within a short distance to Barclay Park, Hoddesdon Town Centre and Broxbourne's Railway Station.

Some of the many features include Large L Shaped Living Room, Re Fitted 19ft Kitchen, Dining Room, Shower Room/W.C, Gas Heating To Radiators, uPVC Double Glazing, 58ft Rear Garden, Garage and Parking For Several Cars.

- CHAIN FREE
- RE FITTED 19ft KITCHEN
- GAS HEATING TO RADIATORS
- HIGHLY REGARDED RESIDENTIAL LOCATION
- THREE BEDROOM DETACHED BUNGALOW
- DINING ROOM
- 58ft REAR GARDEN
- LARGE L SHAPE LIVING ROOM
- SHOWER ROOM/W.C
- GARAGE & AMPLE PARKING



ACCOMMODATION

Entrance door to:

RECEPTION HALL

15'9 x 10'3 at widest points (4.80m x 3.12m at widest points)
(L Shaped) Partially covered in parquet wood flooring.
Access to loft.

LIVING ROOM

22'2 x 17'6 at widest points
(L - Shaped) Dual aspect uPVC double glazed windows. Two radiators. Door to Kitchen and Open to Dining Area.

FITTED KITCHEN

19'8 x 10'4 max (5.99m x 3.15m max)
Rear aspect uPVC double glazed window and door to side. Range of White high gloss wall and base units with wooden worktops over. Stainless steel single drainer sink unit. Integrated dishwasher. Integrated washing machine. Integrated fridge/freezer. Laminated wood flooring . Opening to:

DINING AREA

12'5 x 10'1 (3.78m x 3.07m)
Side aspect uPVC double glazed window and bi folding doors to garden. Laminated wood flooring.

BEDROOM 1

11'4 x 10'9 (3.45m x 3.28m)
Front aspect uPVC double glazed window. Built in wardrobes. Radiator.

BEDROOM 2

11'4 x 9'10 (3.45m x 3.00m)
Side aspect uPVC double glazed window. Built in wardrobes. Radiator.

BEDROOM 3

10'4 x 8'2 (3.15m x 2.49m)
Side aspect uPVC double glazed window. Radiator.

SHOWER ROOM/W.C

9'1 x 6'2 (2.77m x 1.88m)
Two side aspect uPVC double glazed windows. Large fully tiled shower cubicle. Low level W.C. Wash hand basin with cupboard under.

OUTSIDE

FRONT GARDEN

Large area laid to lawn with driveway to side providing parking for several cars and access to car port and garage. Pedestrian side access to rear garden.

REAR GARDEN

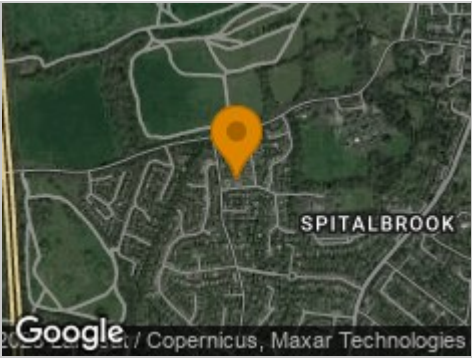
58ft deep x 42ft wide. Small paved patio, remainder laid to lawn, enclosed with panelled fencing. Outside toilet, door to garage.



Road Map



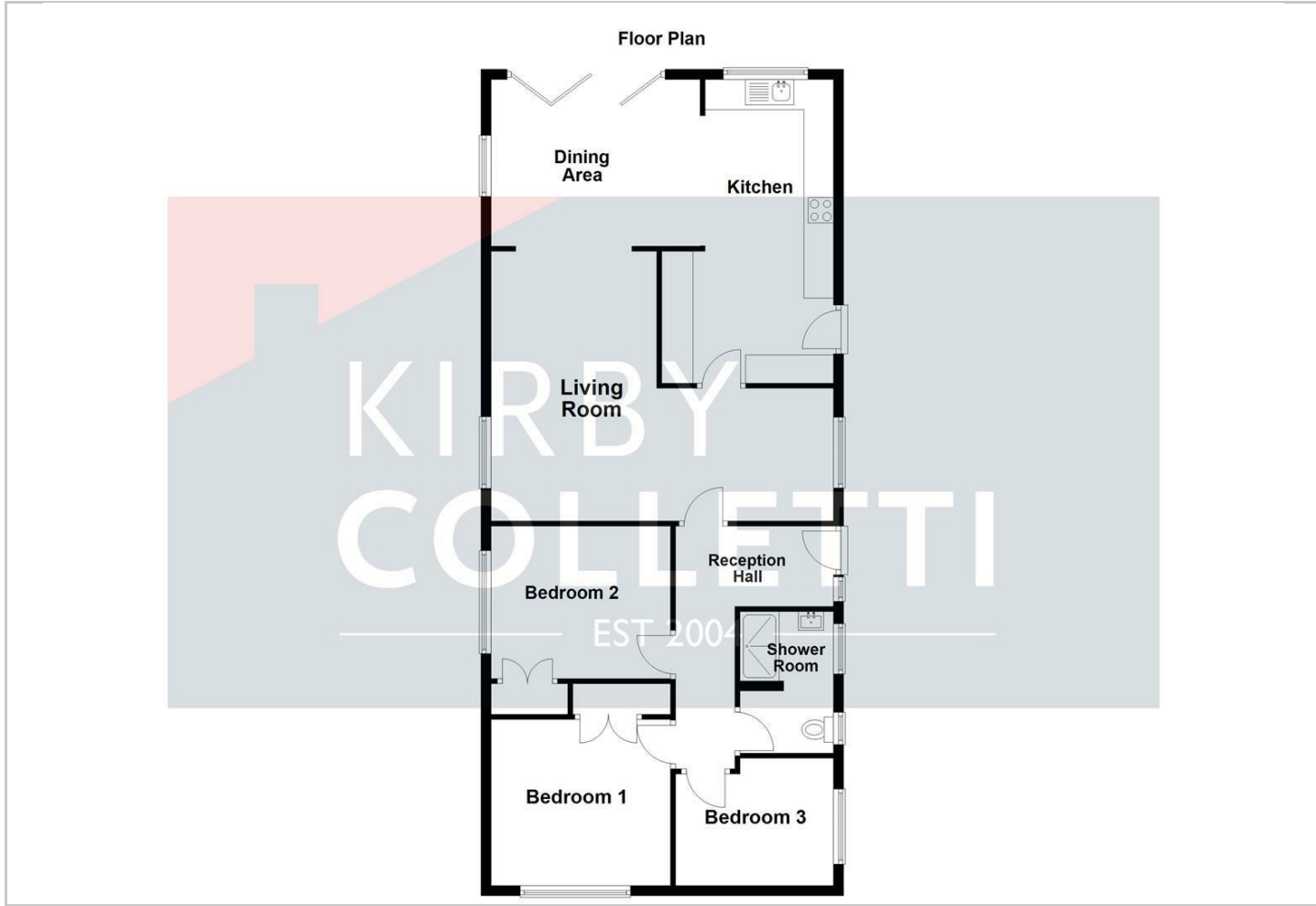
Hybrid Map



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

