



15 Howfield Green

Hoddesdon, EN11 9AL

Guide Price £735,000



*** Chain Free *** Kirby Colletti are pleased to offer this Four Bedroom Detached House situated in a quiet cul de sac on 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 benefits from a Spacious Lounge, separate Dining Room, Kitchen/Breakfast Room, Conservatory, Cloakroom, Two En Suite Shower Rooms, Family Bath/Shower Room, Garage plus large driveway providing off street parking.

- Detached House
- Kitchen/Breakfast Room
- Cloakroom
- Chain Free
- Four Bedrooms
- Two En Suite Shower Rooms
- Garage
- Three Reception Rooms
- Family Bath/Shower Room
- Gardens



ACCOMMODATION

uPVC double glazed front door to:

ENTRANCE HALL

17'8 x 6'10 (5.38m x 2.08m)

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

CLOAKROOM

4'9 x 2'9 (1.45m x 0.84m)

Front aspect uPVC double glazed window. White suite comprising low level W.C. Corner wash hand basin. Tiled splashback. Heated towel rail. Tiled floor.

KITCHEN/BREAKFAST ROOM

22'1 x 10'11 (6.73m x 3.33m)

Front aspect uPVC double glazed window. Side aspect uPVC double glazed window and door providing access to covered side pedestrian access to front and rear gardens. Range of wall and base mounted units. Rolled edge worksurfaces. Tiled surround. Inset single drainer stainless steel sink unit with mixer tap over. Integrated dishwasher and fridge freezer. Side for range cooker. Cupboard housing gas central heating boiler. Tiled flooring.

LOUNGE

20'8 x 12'9 (6.30m x 3.89m)

Rear aspect uPVC double glazed window. Radiator. Feature fireplace with inset log burner. Two wall light points. TV point. Coved ceiling. Multi panned doors to:

DINING ROOM/STUDY

11'1 x 8'3 (3.38m x 2.51m)

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

UPVC CONSERVATORY

10;4 x 8'2 (3.05m;1.22m x 2.49m)

uPVC double glazed windows and doors to rear garden.

FIRST FLOOR LANDING

14'2 x 5'8 (4.32m x 1.73m)

Front aspect uPVC double glazed window. Radiator. Loft access.

BEDROOM ONE

14'2 x 13'7 (4.32m x 4.14m)

Two front aspect uPVC double glazed windows. Radiator. Fitted wardrobes to one wall. Two wall light points. Coved ceiling.

BEDROOM TWO

16'7 x 11'5 (5.05m x 3.48m)

uPVC double glazed window. Fitted wardrobe to one wall. Coved ceiling. Door to:

EN SUITE SHOWER ROOM

5'7 x 5'2 (1.70m x 1.57m)

Rear aspect uPVC double glazed window. White suite comprising fully tiled shower cubicle. Pedestal wash hand basin. Low level W.C. Walls and floor fully tiled. Radiator. Extractor fan.

BEDROOM THREE

15'4 x 8'11 (4.67m x 2.72m)

Rear aspect uPVC double glazed window. Radiator. Fitted wardrobes to one wall. Door to:

EN SUITE SHOWER ROOM

5'1 x 4'9 (1.55m x 1.45m)

Rear aspect uPVC double glazed window. White suite comprising fully tiled shower cubicle. Low level W.C. Wash hand basin. Walls and floor fully tiled. Extractor fan.

BEDROOM FOUR

12'3 x 8'8 (3.73m x 2.64m)

Front aspect uPVC double glazed window. Radiator. Fitted wardrobes to one wall with fitted sink. Airing cupboard. Coved ceiling.

FAMILY BATH/SHOWER ROOM

12'1 x 7'6 (3.68m x 2.29m)

Side aspect uPVC double glazed window. White suite comprising corner bath. Fully tiled shower cubicle. Low level W.C with concealed cistern. Bidet. Two sinks with cupboards below. Heated towel rail. Walls and floor fully tiled.

INTEGRAL GARAGE

18'3 x 13'6 (5.56m x 4.11m)

Electric up and over door. Light and power connected.

OUTSIDE

REAR GARDEN

Block paved patio with steps leading to lawn area. Garden shed. Covered side pedestrian access to front garden.

FRONT GARDEN

Large block paved driveway providing off street parking for several vehicles. Shrub borders. Outside lights.



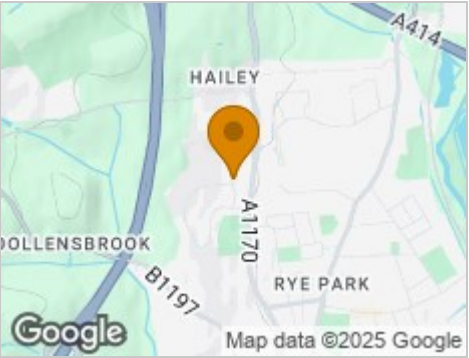
Road Map



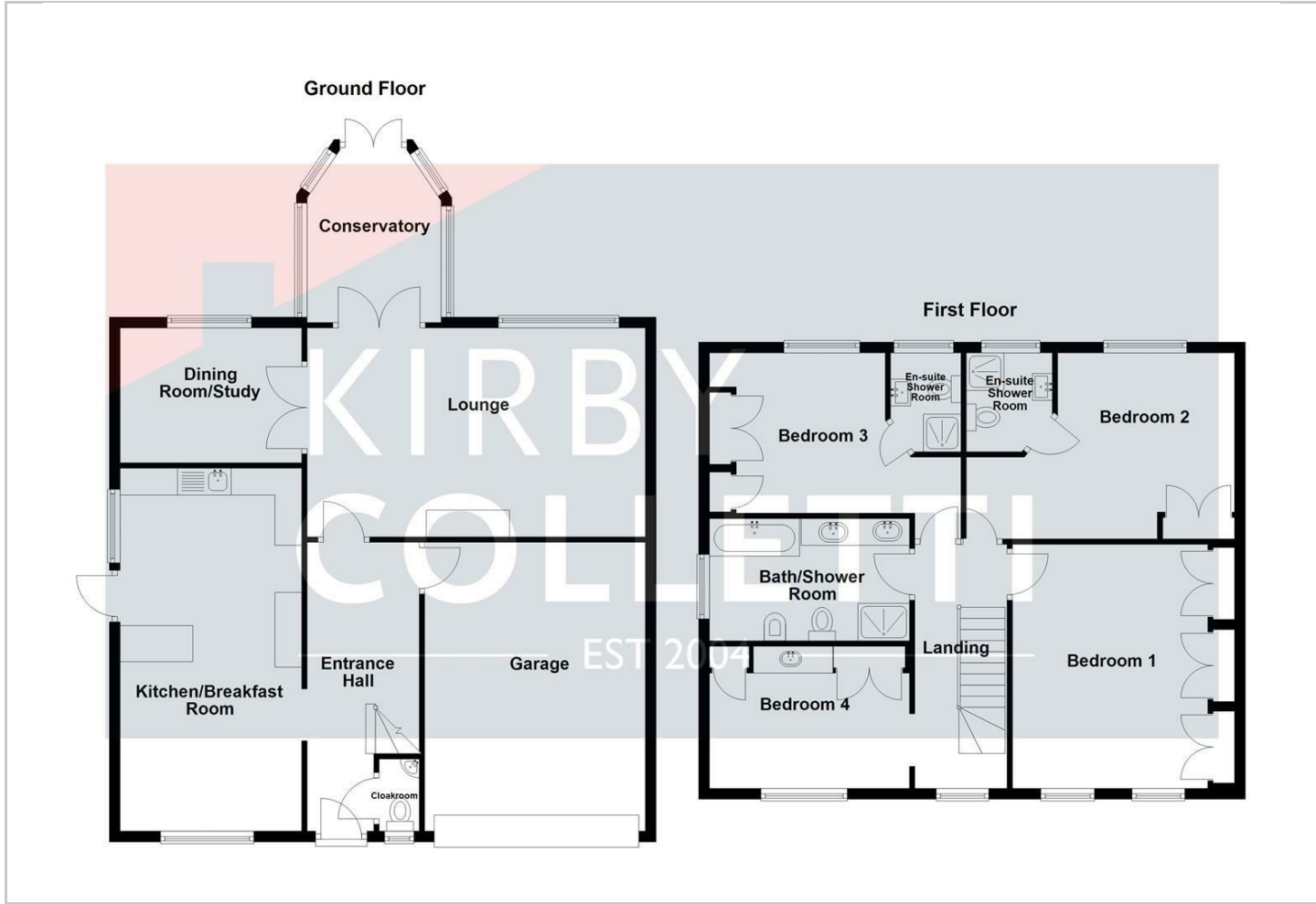
Hybrid Map



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

