

**KIRBY
COLLETTI**

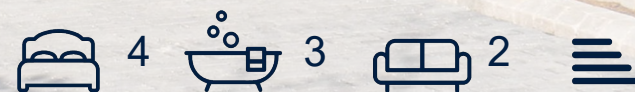
EST 2004

79a Ware Road, Hoddesdon, EN11 9AD

Price **£725,000**

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79a Ware Road

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- Brand New Development
- 19ft Lounge
- Ground Floor Cloakroom
- Two En Suite Shower Rooms
- West Facing Rear Garden & Off Street Parking with EV Charge Point
- Four Bedroom End Terraced House
- 22ft Stunning Kitchen/Family Room
- Utility Room
- Luxury Bathroom
- 10 Year Premier Build Warranty

KIRBY COLLETTI are delighted to market this select development of just 3 BRAND NEW FOUR BEDROOM HOUSES.

Some of the many quality features include 10 Year Premier Build Warranty, Underfloor Heating to the Ground floor, 22'6 x 17'5" Kitchen/Family Room with 'BOSCH' Integrated appliances and Quartz worksurfaces. 19ft Lounge, Two En Suite Shower Rooms, Luxury Bathroom, Ground Floor Cloakroom, Utility Room, uPVC Double Glazing, Landscaped West Facing Rear Garden with Porcelain Patio and Off Street Parking for Several vehicles with EV Charging Point.

Conveniently situated within easy access to all local amenities including Hoddesdon Town Centre with its comprehensive Shopping facilities, Restaurants, Schools, Bus Services, Train Station and A10/M25 Road links.

Price £725,000



Accommodation

Entrance Hall 21'5" x 6'3" (6.53m x 1.91m")

Ground Floor Cloakroom 7'2" x 2'9" (2.18m x 0.84m")

Lounge 19' max x 10'10" (5.79m max x 3.30m")

Stunning Kitchen/Family Room
22'6 x 17'5" (6.86m x 5.31m")

Utility Room 10'9" x 5'1" (3.28m x 1.55m")

First Floor Landing 13'7" x 6'6" (4.14m x 1.98m")

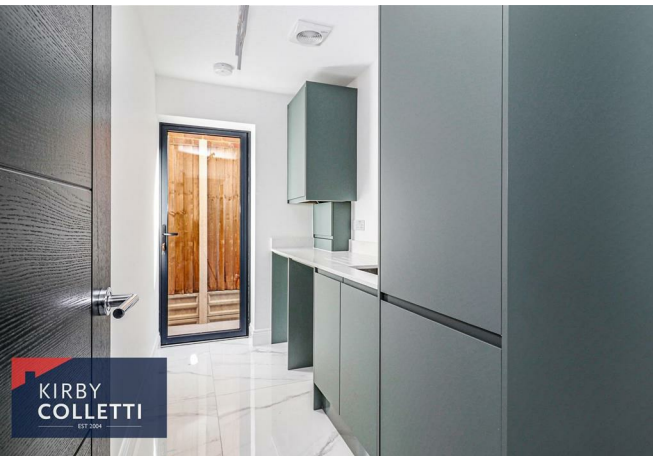
Bedroom One 17'6" x 11'5" (5.33m x 3.48m")

En Suite Shower Room 10'5" x 3'11" (3.18m x 1.19m")

Bedroom Three 12'6" x 10'7" (3.81m x 3.23m")

Bedroom Four 9'1" x 6'6" (2.77m x 1.98m")

Family Bathroom 10'6" x 5'10" (3.20m x 1.78m")





Second Floor Landing 18'9" x 4'9" (5.72m" x 1.45m")

Bedroom Two 17'5" x 14'1 max (5.31m" x 4.29m max)

En Suite Shower Room
17'6" x 9 max (5.33m" x 2.74m max)

Exterior

Rear Garden

Front Garden

Agents Note

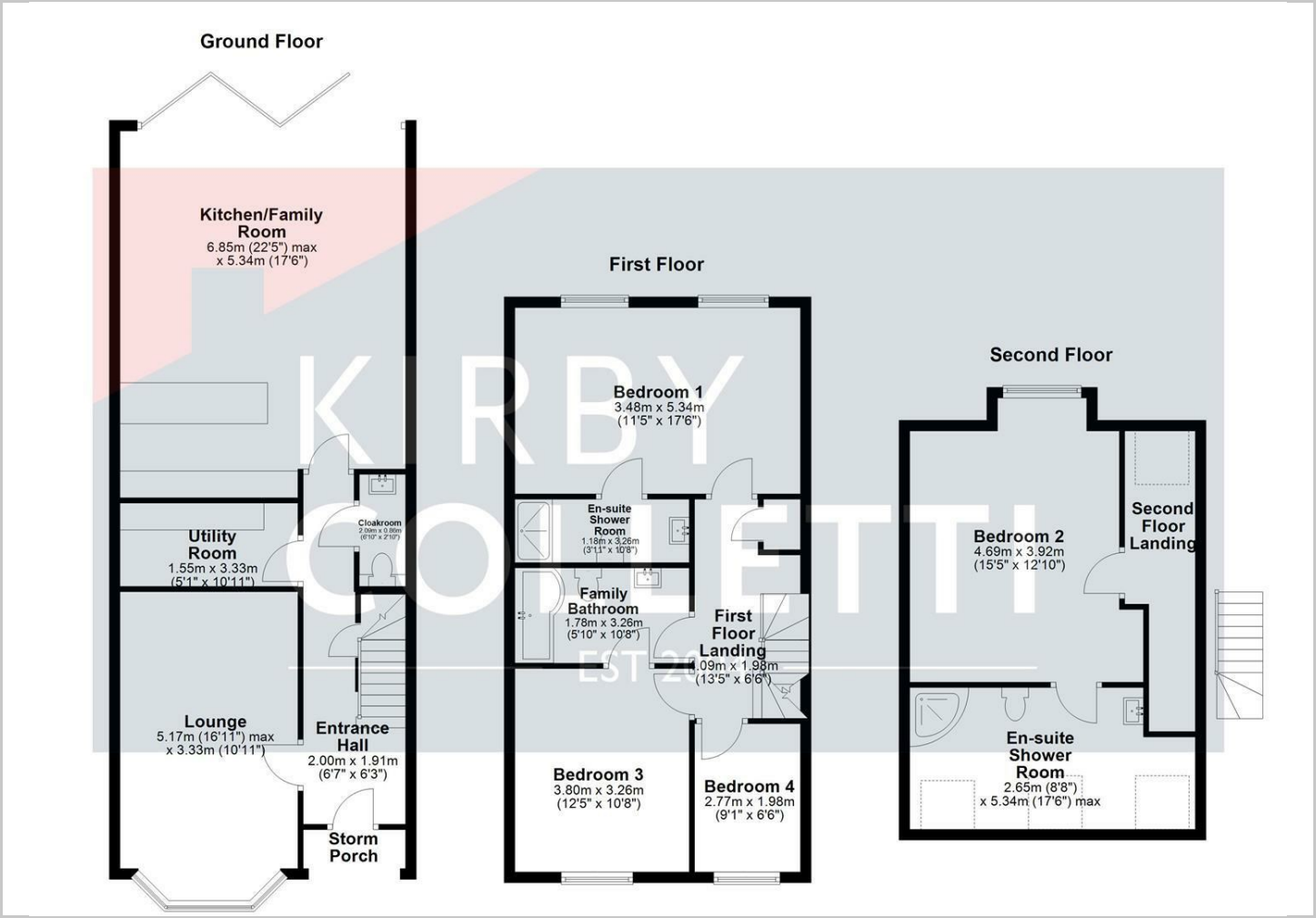




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Floor Plans



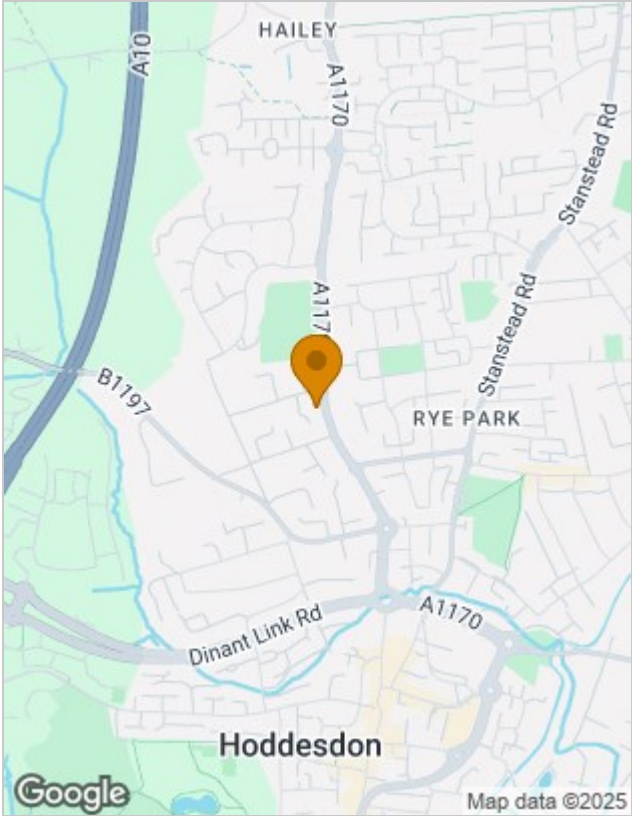
Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

