



79 High Wood Road

Hoddesdon, EN11 9AZ

Price £435,000



**** CHAIN FREE **** KIRBY COLLETTI are delighted to offer this **THREE BEDROOM TERRACED HOUSE**, situated in this highly regarded residential location which is conveniently situated within a short distance of Schooling For All Ages, Hoddesdon Town Centre, A10/M25 Road Links and Railway Stations.

The property offers Lounge/Diner, Kitchen, Bath/Shower Room/W.C, Gas Heating To Radiators, uPVC Double Glazing, 44ft East Facing Rear Garden and Garage En Bloc.

- CHAIN FREE
- LOUNGE/DINER
- POTENTIAL TO CREATE PARKING TO FRONT
- SHORT DRIVE TO HODDESDON TOWN & RAILWAY STATIONS
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- BATH/SHOWER ROOM
- GAS HEATING TO RADIATORS
- THREE BEDROOM TERRACED HOUSE
- 44ft EAST FACING GARDEN
- UPVC DOUBLE GLAZING



ACCOMMODATION

Entrance door to:

RECEPTION HALL

13'7 x 6 (4.14m x 1.83m)

Laminated wood flooring. Coved ceiling. Understairs storage cupboard. Stairs up to first floor.

LOUNGE/DINER

23'11 x 12'3 max (7.29m x 3.73m max)

Dual aspect uPVC double glazed windows. Laminated wood flooring. Coved ceiling. Recessed ceiling spotlights. Two radiators. Door to Kitchen.

KITCHEN

10'10 max x 9'1 (3.30m max x 2.77m)

Rear aspect uPVC double glazed window and door to rear garden. High gloss wall and base units with work surfaces over. Stainless steel sink unit. Built in electric oven. Gas hob with extractor canopy over. Integrated dishwasher. Integrated fridge/freezer. Plumbing for washing machine.

FIRST FLOOR LANDING

Access to via retractable ladder to loft space with has been fully boarded and has a fitted VELUX window.

BEDROOM 1

12'8 max x 12 (3.86m max x 3.66m)

Two front aspect uPVC double glazed windows. Radiator.

BEDROOM 2

12'8 max x 11'9 (3.86m max x 3.58m)

Rear aspect uPVC double glazed window. Radiator.

BEDROOM 3

9'1 max x 6'10 max (2.77m max x 2.08m max)

Front aspect uPVC double glazed window. Radiator.

BATH/SHOWER ROOM/ W.C

8'2 x 5'1 (2.49m x 1.55m)

Rear aspect uPVC double glazed window. Tiled enclosed bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level W.C. Fully tiled shower cubicle. Chrome heated towel rail.

OUTSIDE

FRONT GARDEN

Laid to lawn with pathway to front entrance. This has potential to be hard landscaped to create off street parking.

REAR GARDEN

East facing approx. 44ft deep. Laid to lawn. Cupboard housing gas boiler.

GARAGE EN BLOC

Opposite En Bloc.



Road Map



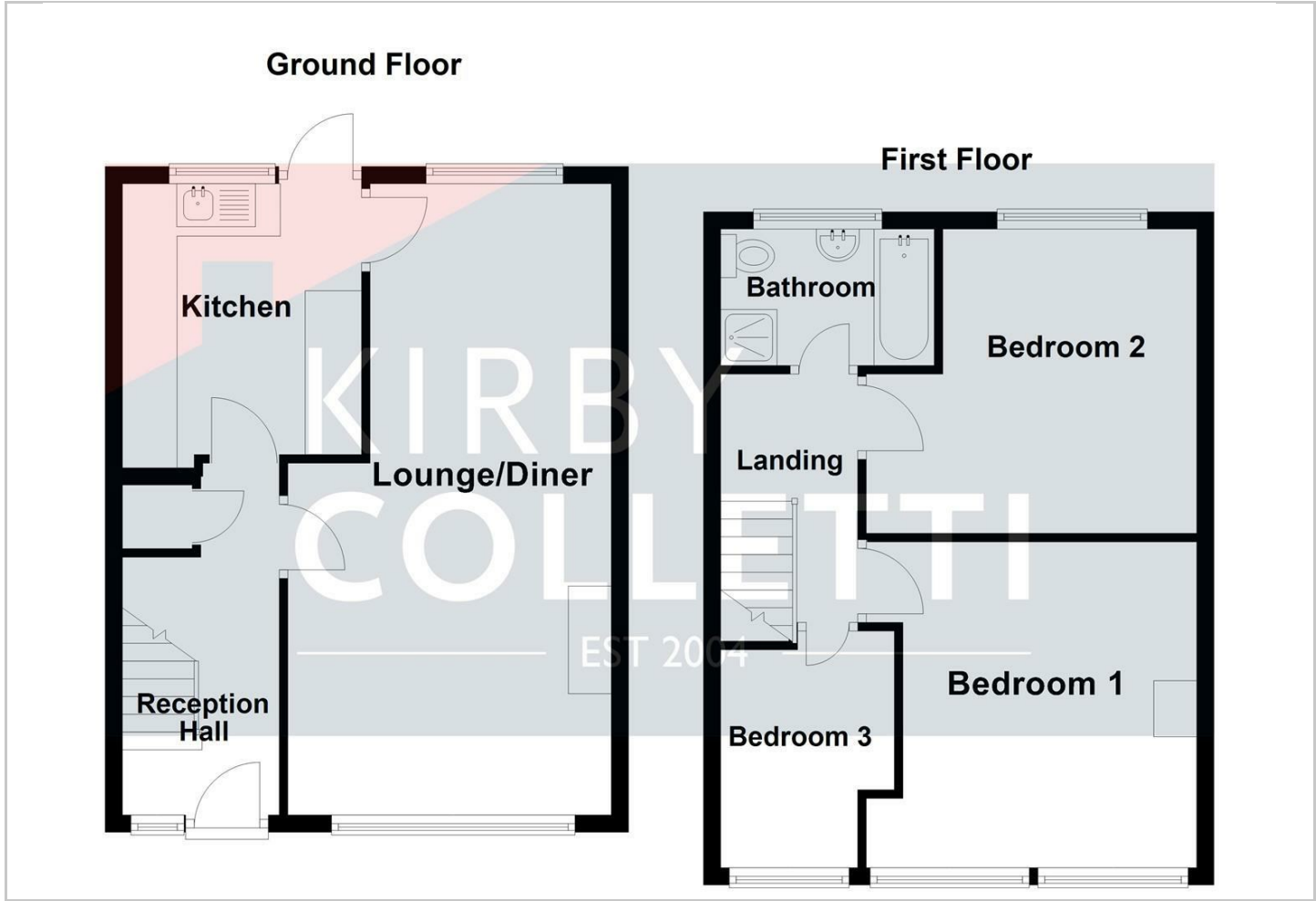
Hybrid Map



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

