



43 River Avenue

Hoddesdon, EN11 0JT

Price £419,995



KIRBY COLLETTI are delighted to market this superbly presented THREE DOUBLE BEDROOM terraced house. Situated in this popular residential location being within a short walk to local shops, restaurants, Park, River Lea, Rye House Railway station and Hoddesdon Town Centre.

The property has been improved and maintained by the present owners to an excellent standard. Some of the features include 14'11 Lounge, Beautiful 77ft Rear Garden, Kitchen/Breakfast Room uPVC Conservatory, Ground Floor Bathroom, En Suite W.C to Bedroom One, Gas Heating To Radiators, uPVC Double Glazing and Off Street Parking To Front.

- BEAUTIFULLY PRESENTED THROUGHOUT
- KITCHEN/BREAKFAST ROOM
- GROUND FLOOR BATHROOM
- SHORT WALK TO RAILWAY STATION & RIVER LEA
- THREE DOUBLE BEDROOMS
- uPVC CONSERVATORY
- EN SUITE W.C
- LOUNGE
- 77ft NEATLY TENDED GARDEN
- OFF STREET PARKING



ACCOMMODATION

Entrance door to:

PORCH

5 x 3'3 (1.52m x 0.99m)

Side aspect uPVC double glazed window. Door to:

ENTRANCE HALL

Stairs up to first floor. Door to:

LOUNGE

14'11 x 11'3 (4.55m x 3.43m)

Front aspect uPVC double glazed window. Painted feature paneled walls. Laminated wood flooring. Radiator. Coved ceiling. Understairs storage cupboard. Door to:

INNER HALL/STUDY AREA

6'4 x 5'8 (1.93m x 1.73m)

Door to Bathroom & Open to Kitchen/Breakfast Room.

GROUND FLOOR BATHROOM

7'5 x 5'11 (2.26m x 1.80m)

Tiled enclosed shower ended bath with mixer tap, tiled surround and glazed shower screen. Low level W.C. Pedestal wash hand basin. Chrome heated towel rail. Ceramic tiled floor. Recessed ceiling spotlights. Extractor fan.

KITCHEN/BREAKFAST ROOM

12'10 x 10'5 (3.91m x 3.18m)

Two VELUX sky light windows and uPVC double glazed doors to Conservatory. Range of Cream contemporary wall and base units with central island unit, housing single drainer sink unit. Wooden worksurfaces. Space for Range cooker. Integrated fridge/freezer. Plumbing for washing machine. Cupboard housing wall mounted gas boiler. Recessed ceiling spotlights. Tiled floor.

uPVC CONSERVATORY

10'11 x 9'3 (3.33m x 2.82m)

Rear aspect uPVC windows and uPVC double glazed doors to garden. Laminated wood flooring. Two wall lights.

FIRST FLOOR LANDING

14'9 x 4'9 (4.50m x 1.45m)

Stairs up to second floor.

BEDROOM 1

10'4 x 9'1 max (3.15m x 2.77m max)

Rear aspect uPVC double glazed window. Radiator. Coved ceiling. Archway to:

EN SUITE W.C

6'2 max x 5'10 (1.88m max x 1.78m)

Rear aspect uPVC double glazed window. Low level W.C. Wooden wash stand with circular basin.

BEDROOM 2

10'5 x 9'1 (3.18m x 2.77m)

Front aspect uPVC double glazed window. Exposed wooden floorboards. Radiator.

SECOND FLOOR LANDING

Door to:

BEDROOM 3

14'3 x 14'1 max - floor space (4.34m x 4.29m max - floor space)

N.B. (Sloped ceilings) Three VELUX windows. Recessed ceiling spotlights. Built in cupboard.

OUTSIDE

FRONT GARDEN

Block paved drive providing off street parking.

REAR GARDEN

Approx. 77ft deep. A superb feature of the property is this well maintained garden. Immediately off the property there is a timber sleeper decked area surrounded by various shrub's and climbers leading through to neatly tended lawn and further hardstanding are to rear. Large timber shed with power and light connected.



Road Map



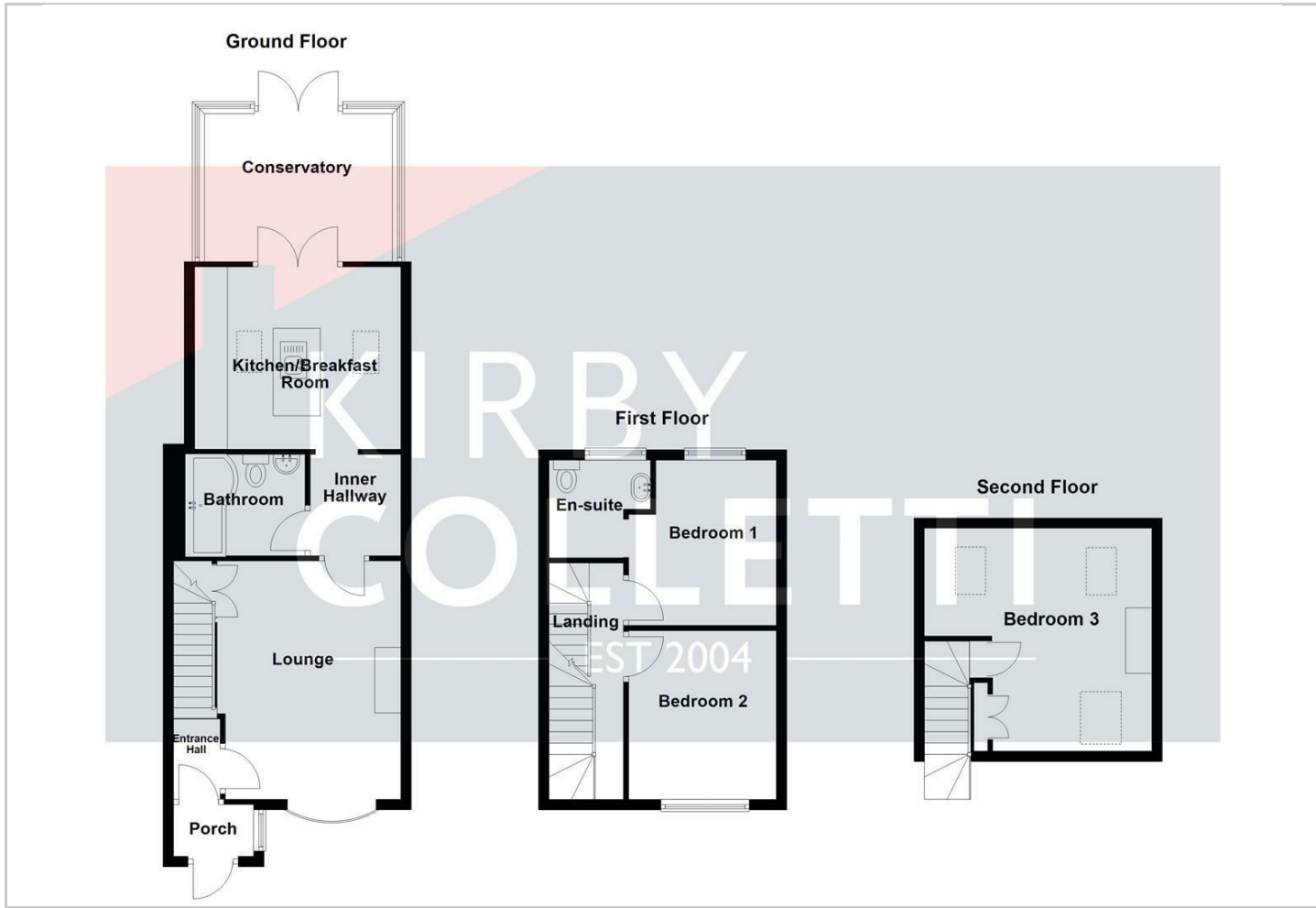
Hybrid Map



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

