



### 4 Century Road

Hoddesdon, EN11 8JJ

**Offers In Excess Of £350,000**



KIRBY COLLETTI are pleased to offer this THREE BEDROOM VICTORIAN TERRACED HOUSE which is need of complete modernisation. Located within a short walk of Rye House Railway Station, Hoddesdon Town Centre, Local Shops, Cafés, Parks and River Lea.

If you are looking for fantastic renovation opportunity then this could be the one. Some of the many features include Two Reception Rooms, Feature Fireplaces to Lounge and Bedrooms, Kitchen, Ground Floor Bathroom/W.C and a 41ft West Facing Rear Garden.



- **FANTASTIC RENOVATION • CHAIN FREE OPPORTUNITY**
- **TWO RECEPTION ROOMS**
- **41ft WEST FACING REAR GARDEN**
- **KITCHEN**
- **SHORT WALK TO RYE HOUSE STATION**
- **THREE BEDROOM VICTORIAN HOUSE**
- **GROUND FLOOR BATHROOM**
- **CLOSE TO TOWN CENTRE**



## ACCOMMODATION

Part glazed front door to:

## ENTRANCE PORCH

4'3 x 2'2 (1.30m x 0.66m)

Part glazed door to:

## LOUNGE

13'11 x 11 (4.24m x 3.35m)

Front aspect sash windows. Stunning feature fireplace. Two wall light points. Original coved ceiling. Door to:

## INNER HALL

14'1 x 2'9 (4.29m x 0.84m)

Stairs to first floor. Door to:

## DINING ROOM

13'11 x 10'9 (4.24m x 3.28m)

Rear aspect sash window. Fireplace. Understairs storage cupboard. Door too:

## KITCHEN

10'7 x 7'6 (3.23m x 2.29m)

Side aspect sash window. Range of wall and base mounted units. Inset single drainer stainless steel sink unit with mixer tap over. Cooker point. Plumbing for washing machine. Door to:

## REAR LOBBY

2'6 x 2'6 (0.76m x 0.76m)

Cupboard housing cold tank and hot water cylinder. Door to:

## DOWNSTAIRS BATHROOM

7'3 x 5'6 (2.21m x 1.68m)

Rear aspect uPVC double glazed window. White suite comprising panelled bath. Wash hand basin. Low level W.C. 1/2 tiled walls. Wall mounted Dimplex Heater.

## FIRST FLOOR LANDING

14 x 5'8 (4.27m x 1.73m)

Loft access. Linen cupboard. Door to Bedrooms.

## BEDROOM ONE

13'11 x 11 (4.24m x 3.35m)

Two Front aspect sash windows. Feature fireplace.

## BEDROOM TWO

14 x 7'9 (4.27m x 2.36m)

Rear aspect sash window. Feature fireplace.

## BEDROOM THREE

11 x 7'5 (3.35m x 2.26m)

Rear aspect sash window.

## OUTSIDE

## REAR GARDEN

West facing. 41ft Approx. Patio area. Small lawned area with shrub borders. Water tap. Rear pedestrian access.

## FRONT GARDEN

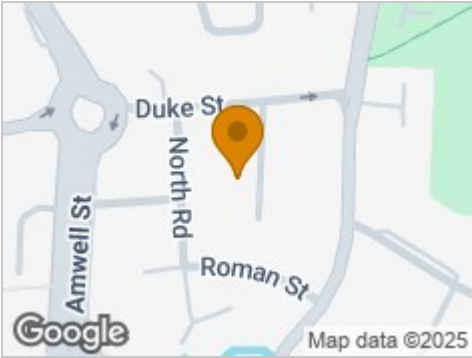
Walled and shingled area.







Road Map



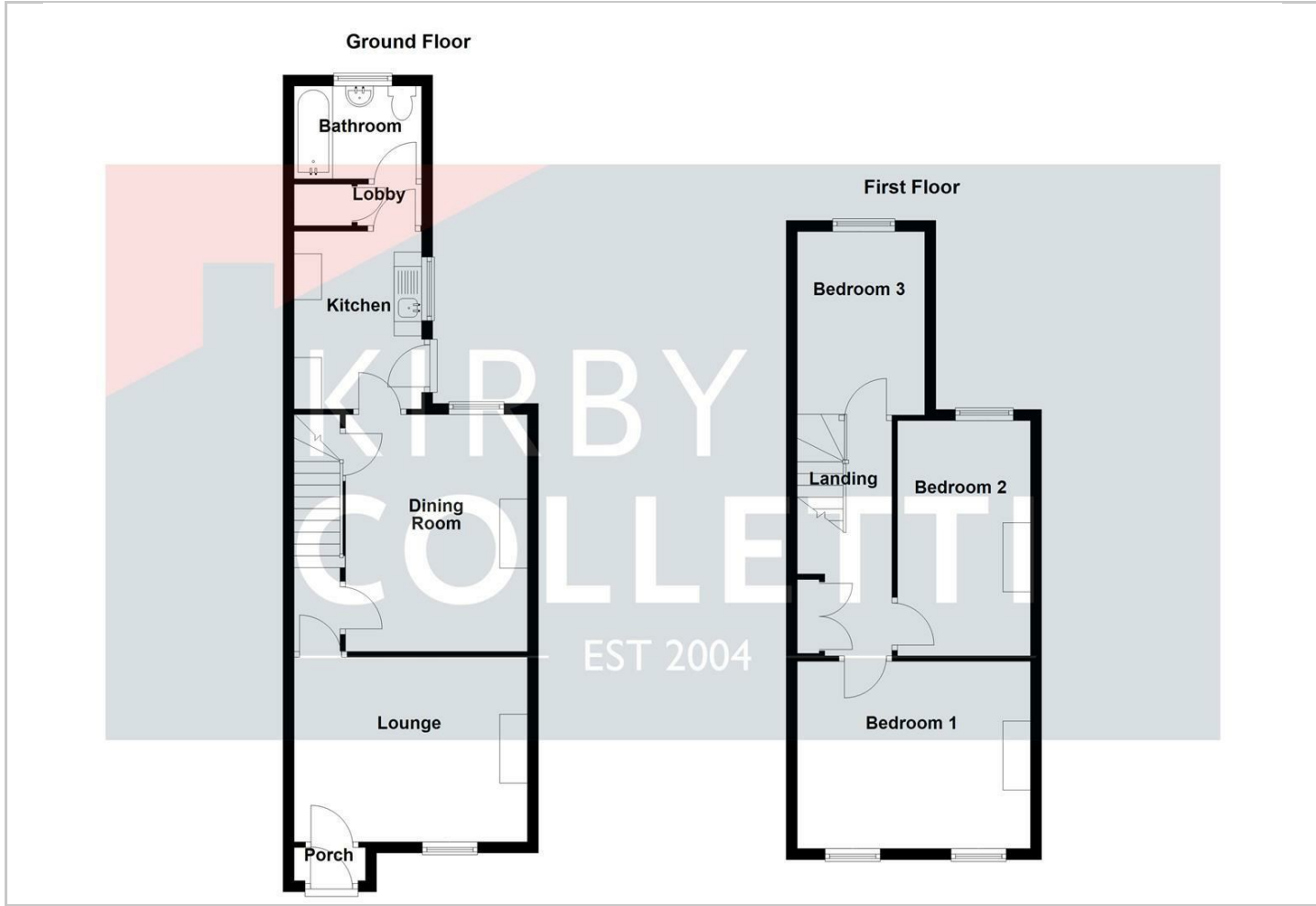
Hybrid Map



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

