



8 Whittingstall Road

Hoddesdon, EN11 0LJ

Offers In Excess Of £465,000



OFFERED CHAIN FREE This **THREE BEDROOM END OF TERRACE HOUSE** located within a quiet cul-de-sac walking distance to Rye House Railway Station and Hoddesdon Town Centre with its wealth of amenities including Local Shops, Parks and Restaurants.

The property is in need of some modernising throughout. Some of the many features include Three Reception Rooms, Fitted Kitchen, Ground Floor W.C, Bath/Shower Room, uPVC Double Glazing, 36 x 39ft Rear Garden and Double Garage with parking for Two cars.

- CHAIN FREE
- THREE RECEPTION ROOMS
- DETACHED DOUBLE GARAGE WITH PARKING FOR 2 CARS
- THREE BEDROOM END OF TERRACE HOUSE
- GROUND FLOOR W.C
- 36 x 39ft REAR GARDEN
- IN NEED OF MODERNISATION
- BATH/SHOWER ROOM
- CUL DE SAC LOCATION



ACCOMMODATION

Entrance door to:

RECEPTION HALL

14'1 x 5'10 (4.29m x 1.78m)

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

DINING ROOM

11'7 max x 11'2 (3.53m max x 3.40m)

Rear aspect uPVC double glazed door and window. Coved ceiling. Radiator. Opening to:

LOUNGE

11'8 x 13'1 max (3.56m x 3.99m max)

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

SITTING ROOM

13'3 x 9 max (4.04m x 2.74m max)

Dual aspect window. Radiator.

KITCHEN

17'2 x 8'5 (5.23m x 2.57m)

Two rear aspect uPVC double glazed windows and door to garden. Range of wall and base mounted units with rolled edge worksurfaces over. Stainless steel single drainer sink unit. Radiator. Plumbing for washing machine. Door to:

LOBBY

2'5 x 2'5 (0.74m x 0.74m)

W.C

6 x 2'10 (1.83m x 0.86m)

Side aspect window. Low level W.C. Wash hand basin.

FIRST FLOOR LANDING

7 x 7 (2.13m x 2.13m)

Side aspect uPVC double glazed window. Access to loft.

BEDROOM ONE

13'2 x 10'5 (4.01m x 3.18m)

Front aspect uPVC double glazed window. Radiator. Louvre door fitted wardrobes.

BEDROOM TWO

11'3 x 10'5 (3.43m x 3.18m)

Rear aspect uPVC double glazed window. Radiator. Fitted wardrobe.

BEDROOM THREE

7'6 x 7 max (2.29m x 2.13m max)

Front aspect uPVC double glazed window. Radiator.

BATHROOM

8'2 x 7'2 (2.49m x 2.18m)

Rear aspect uPVC double glazed window. Fully tiled to three walls. Tiled enclosed bath. Vanity wash hand basin with cupboard under. Low level W.C. Fully tiled shower cubicle. Radiator.

OUTSIDE

REAR GARDEN

36ft deep x 39ft wide. Crazy paved patio with reminder laid to lawn. Pedestrian side access.

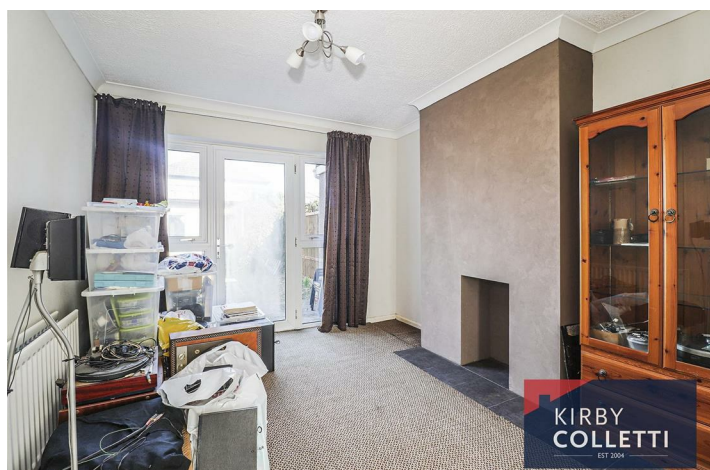
DETACHED DOUBLE GARAGE

22'1 x 21'10 (6.73m x 6.65m)

Two up and over doors. Parking for two cars

FRONT GARDEN

Crazy paved patio.



Road Map



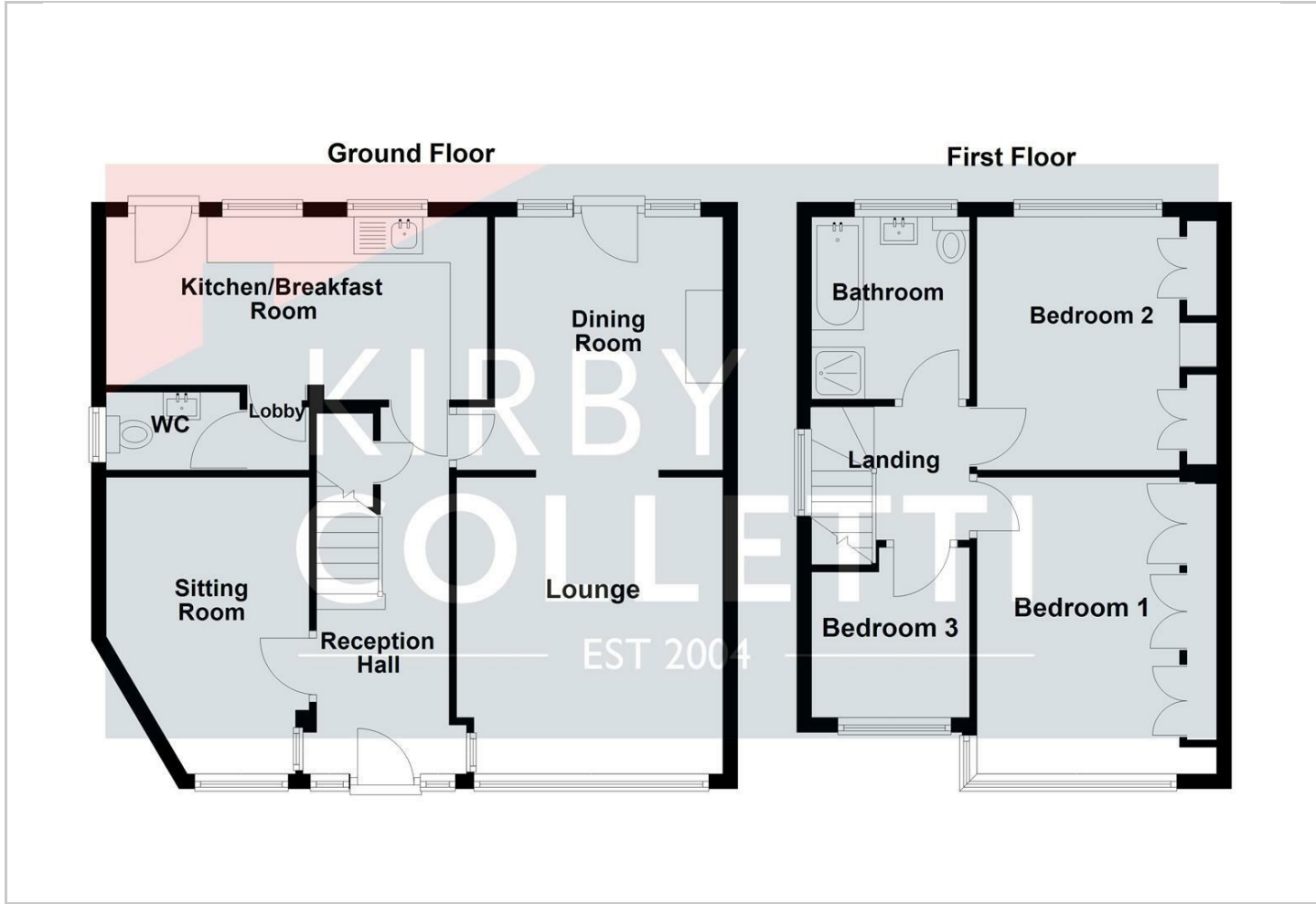
Hybrid Map



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

