



58 Stortford Road

Hoddesdon, EN11 0AL

Price £449,000



KIRBY COLLETTI are delighted to bring to market this **EXFENDED THREE BEDROOM BAY FRONTED HOUSE**. Located in this sought after road being within a short walk to local shops/restaurants, Hoddesdon Town Centre and Rye House Railway Station.

Some of the many features include Lounge, Dining Room, Kitchen/Breakfast Room, 143ft South/East Facing Garden, Store Room/Study, Bathroom/W.C. and Off Street Parking To Front.

- **EXTENDED THREE BEDROOM HOUSE**
- **143ft LONG SOUTH EAST FACING GARDEN**
- **LOUNGE**
- **DINING ROOM**
- **KITCHEN/BREAKFAST ROOM**
- **STORE ROOM/STUDY**
- **BATHROOM/W.C**
- **OFF STREET PARKING**
- **SHORT WALK TO TOWN CENTRE & RYE HOUSE RAILWAY STATION**



ACCOMMODATION

Entrance door to:

ENTRANCE HALL

13'5 x 5'1 (4.09m x 1.55m)

Stairs up to first floor with cupboard under. Meter cupboard. Laminated wood flooring. Radiator.

STORE ROOM

7'7 x 5'10 (2.31m x 1.78m)

This room would make a great area to create a ground shower room/w.c. or Study.

DINING ROOM

12'3 x 11'8 max (3.73m x 3.56m max)

Fitted gas fire. Radiator. Doorway to Kitchen and Opening to:

LOUNGE

12'4 into bay x 11'10 (3.76m into bay x 3.61m)

Front aspect uPVC double glazed bay window. Fitted gas fire.

KITCHEN/BREAKFAST ROOM

15'8 x 10'7 max (4.78m x 3.23m max)

Rear aspect window and door to garden. Range of Oak fronted wall and base units with rolled edge work surfaces over. Breakfast bar. Gas cooker point. Plumbing for washing machine. Plumbing for dishwasher. Stainless steel single drainer. Wall mounted gas boiler. Ceramic tiled floor. Radiator.

LANDING

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

Access to loft. Power points. VELUX window. Was formerly used as a hobby room.

BEDROOM 1

11'7 max x 10'9 (3.53m max x 3.28m)

Rear aspect uPVC double glazed window. Radiator.

BEDROOM 2

11'8 max x 11 (3.56m max x 3.35m)

Front aspect uPVC double glazed window. Radiator.

BEDROOM 3

7'3 x 6'2 (2.21m x 1.88m)

Front aspect uPVC double glazed window. Radiator.

BATHROOM/W.C.

6'8 x 5'6 (2.03m x 1.68m)

Rear aspect uPVC double glazed window. Panel enclosed bath with mixer tap and shower attachment with glazed screen. Low level W.C. Pedestal wash hand basin. Radiator. Half tiled walls.

OUTSIDE

REAR GARDEN

143ft long. South/ East facing rear garden. Paved patio leading to neatly tended lawn with flower and shrub borders and various trees. Timber shed. Pedestrian access to rear side boundary. Outside tap and lights.

FRONT GARDEN

Block paved driveway providing off street parking.



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

