



3 The Coppings

Hoddesdon, EN11 9NJ

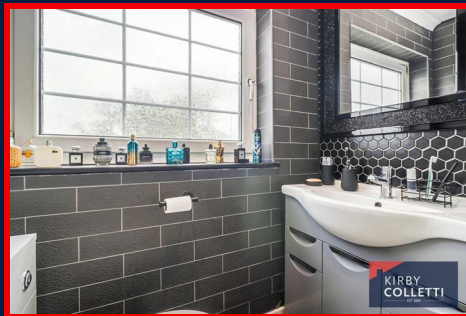
£465,000



KIRBY COLLETTI are delighted to offer this IMMACULATEDLY PRESENTED EXTENDED FIVE BEDROOM TOWN HOUSE located in this popular cul-de-sac within easy reach of local amenities including schools for all ages, bus services, Hoddesdon Town Centre and Rye House Train Station.

The property offers a Re-Fitted Kitchen, Downstairs Re-Fitted Shower Room/W.C, Re-Fitted Family Bathroom, En-Suite to Bedroom Two, uPVC Double Glazing, Gas Central Heating, 52ft Secluded Rear Garden, Garage and Parking to Front.

- FIVE BEDROOM TERRACED TOWN HOUSE
- RE-FITTED SHOWER ROOM/W.C
- GARAGE AND DRIVEWAY
- uPVC DOUBLE GLAZING
- 14FT SITTING ROOM
- RE-FITTED BATHROOM
- CUL DE SAC
- KITCHEN/DINER
- 52FT EAST FACING REAR GARDEN
- GAS CENTRAL HEATING



ACCOMMODATION

uPVC Double glazed front door with uPVC window to side.

ENTRANCE PORCH

5'11 x 3'3 (1.80m x 0.99m)

uPVC Double glazed door to:

ENTRANCE HALL

14'11 x 2'8 (4.55m x 0.81m)

Stairs to first floor. Radiator. Laminate wood flooring. Door to:

RE-FITTED SHOWER ROOM/W.C

11'2 x 2'6 (3.40m x 0.76m)

Front aspect uPVC double glazed window. White suite comprising fully tiled shower cubicle. Low level W.C with concealed cistern. Wash hand basin. Fully tiled walls. Tiled floor. Heated towel rail. Extractor fan. Recessed ceiling spotlights.

SITTING ROOM

14'1 x 14'1 max (4.29m x 4.29m max)

Understairs cupboard. TV point. Radiator. Laminate flooring. Coved ceiling. Archway to:

KITCHEN/DINER

14'0" x 8'11" (4.27m x 2.74m)

Rear aspect uPVC double glazed window and uPVC double glazed door to rear garden. Range of wall and base units with work surfaces over. Inset single drainer one and half bowl sink unit with mixer tap over. Cooker point. Plumbing for washing machine. Space for fridge freezer. Tiled floor. Radiator.

FIRST FLOOR LANDING

14'2 x 5'2 (4.32m x 1.57m)

Stairs to 2nd floor. Doors to bedrooms.

BEDROOM ONE

14'2 x 11'3 (4.32m x 3.43m)

Two front aspect uPVC double glazed windows. Radiator. Coved ceiling.

BEDROOM TWO

14'2 x 8'7 (4.32m x 2.62m)

Rear aspect uPVC double glazed window. Radiator. Laminate floor. Door to

EN SUITE

Rear aspect uPVC double glazed window. Low level W.C. Wash hand basin with cupboard under.

2ND FLOOR LANDING

8'5 x 2'5 (2.57m x 0.74m)

Loft access. Doors to Bedrooms and Bathroom.

BEDROOM THREE

11'4 x 11'1 (3.45m x 3.38m)

Rear aspect uPVC double glazed window. Radiator. Built in wardrobe. Laminate flooring. Coved ceiling.

BEDROOM FOUR

11'2 x 11'4 max (3.40m x 3.45m max)

Front aspect uPVC double glazed window. Radiator. Airing cupboard. Laminate flooring.

BEDROOM FIVE

8'4 x 6'9 (2.54m x 2.06m)

Front aspect uPVC double glazed window. Radiator.

RE-FITTED BATHROOM

8'3 x 5'4 (2.51m x 1.63m)

Rear aspect uPVC double glazed window. White suite comprising paneled bath with mixer tap and shower attachment over. Low level W.C. Wash hand basin. Heated towel rail. Extractor fan.

OUTSIDE

REAR GARDEN

Approx 52ft East facing. Paved patio area. Well stocked shrub borders. Water tap. Rear pedestrian access.

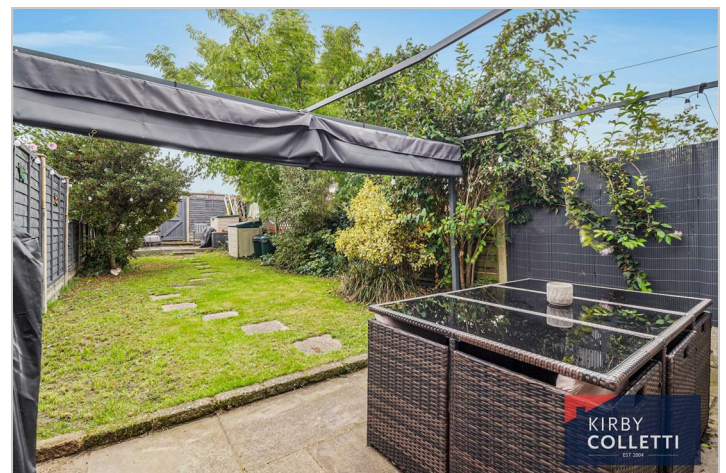
FRONT GARDEN

Driveway to front of garage. Lawn area.

GARAGE

15'6 x 7'1 (4.72m x 2.16m)

Brand new up and over door. Power and light connected. Wall mounted gas central heating boiler.



Road Map



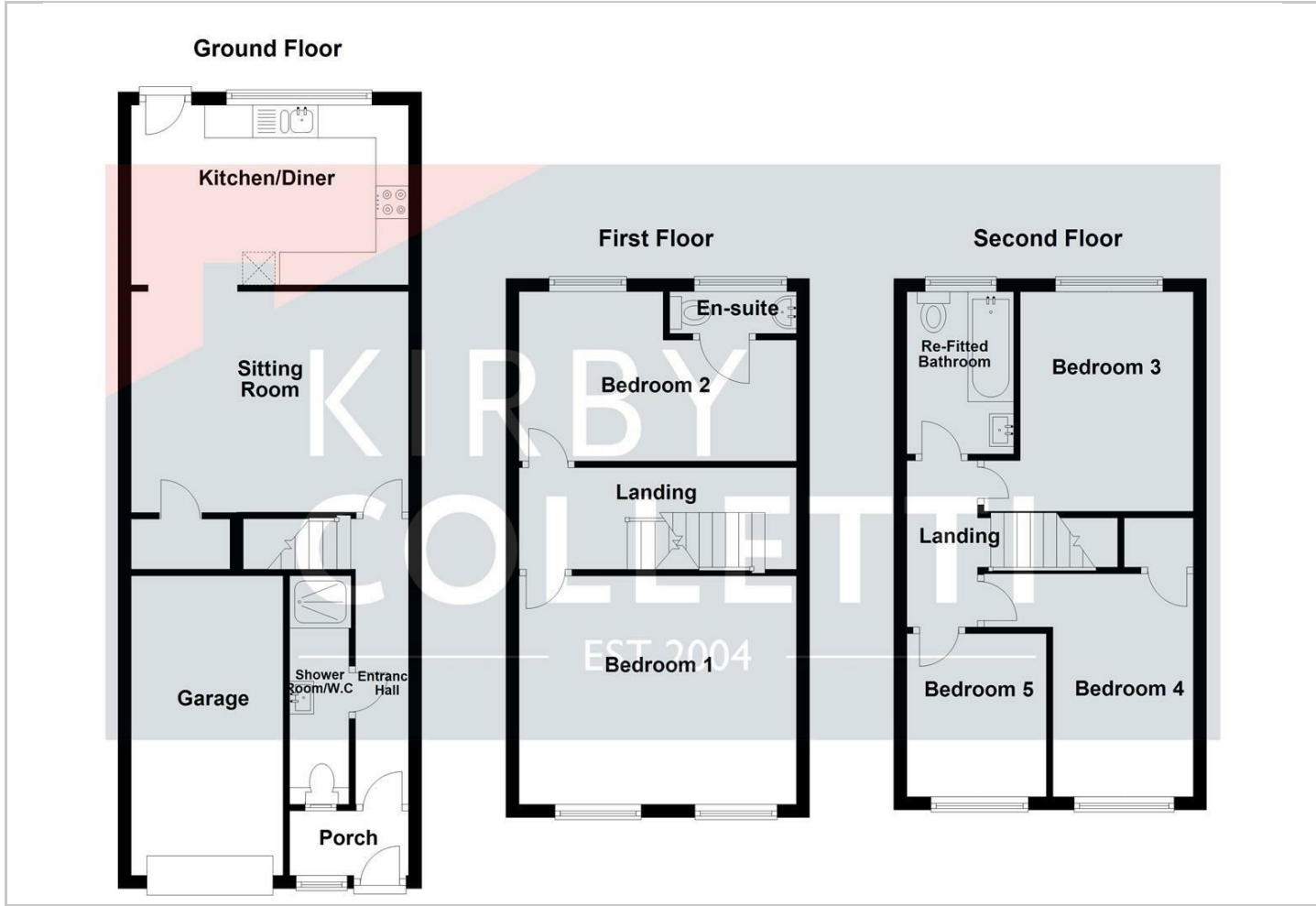
Hybrid Map



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

