



## 10a Hertford Road

Hoddesdon, EN11 9JR

**Price £470,000**



OFFERED CHAIN FREE!! KIRBY COLLETTI are delighted to offer this well presented THREE BEDROOM SEMI DETACHED HOUSE situated within a short walk to Hoddesdon Town Centre with it's wealth of amenities, schooling for all ages and a short drive to A10/M25 Road links. The property offers excellent scope for further extensions (subject to planning approval)

Some of the features include 20ft Lounge/Diner, Kitchen & Breakfast Area, Sitting Room, Ground Floor W.C, Shower Room/W.C, Gas Heating To Radiators, 55ft x 36ft Rear Garden, Garage & Parking To Rear.



- CHAIN FREE
- 20ft LOUNGE/DINER
- GROUND FLOOR W.C
- 55ft REAR GARDEN WITH GARAGE TO REAR
- SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE
- SITTING ROOM
- SHOWER ROOM/W.C
- EXCELLENT POTENTIAL FOR EXTENDING (Subject to planning permission)
- KITCHEN & BREAKFAST AREA
- GAS HEATING TO RADIATORS



ACCOMMODATION

Entrance door to:

RECEPTION HALL

Coved ceiling. Under stairs storage cupboard. Radiator. Stairs to first floor.

LOUNGE/DINING ROOM

20'1 x 11'10 max (6.12m x 3.61m max)  
Front aspect uPVC double glazed and sliding patio door to rear garden. York stone fireplace. Two Radiators. Coved ceiling.

SITTING ROOM

10'10 x 9'3 (3.30m x 2.82m)  
Dual aspect uPVC double glazed windows. Coved ceiling. Radiator.

KITCHEN

11'5 max x 10'7 max (3.48m max x 3.23m max)  
Rear aspect uPVC double glazed window. Wall and base units with work surfaces over. Stainless steel double drainer sink unit. Plumbing for washing machine. Gas cooker point. Archway to:

BREAKFAST ROOM

9'6 x 5'3 (2.90m x 1.60m)  
Side aspect window. Fitted bench seating. Wood panelled walls. Open to:

REAR LOBBY

3'3 x 3'2 (0.99m x 0.97m)  
Door to garden. Door to:

GROUND FLOOR W.C

6'3 x 3 (1.91m x 0.91m)  
Side aspect uPVC double glazed window. Fully tiled walls and floor. Recessed ceiling spotlights. Extractor fan.

FIRST FLOOR LANDING

9'1 x 7'9 (2.77m x 2.36m)  
Side aspect window. Airing cupboard housing wall mounted gas boiler and hot water tank. Access to loft.

BEDROOM 1

12 x 10'4 (3.66m x 3.15m)  
Front aspect uPVC double glazed window. Fitted wardrobes. Radiator.

BEDROOM 2

12'2 x 9'2 (3.71m x 2.79m)  
Rear aspect uPVC double glazed window. Fitted wardrobes. Radiator.

BEDROOM 3

7'10 x 6'9 (2.39m x 2.06m)  
Front aspect uPVC double glazed window. Fitted wardrobes. Radiator.

SHOWER ROOM/W.C

7'7 x 5'7 (2.31m x 1.70m)  
Rear aspect uPVC double glazed window. Fully tiled walls. Corner shower cubicle. Wall unit incorporating vanity wash hand basin with cupboard under and toilet with concealed cistern. Chrome heated towel rail.

OUTSIDE

FRONT GARDEN

Neatly tended lawns and flower beds with pathway to front entrance.

REAR GARDEN

55 x 36 (16.76m x 10.97m)  
55ft deep x 36ft wide. Neatly tended lawn and flower beds, Crazy paved patio with path leading to Garage to rear. Pedestrian side and rear access

GARAGE

Up and over door







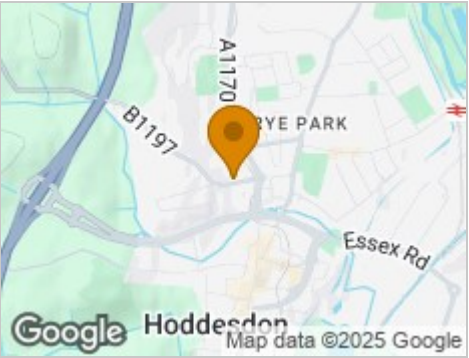
Road Map



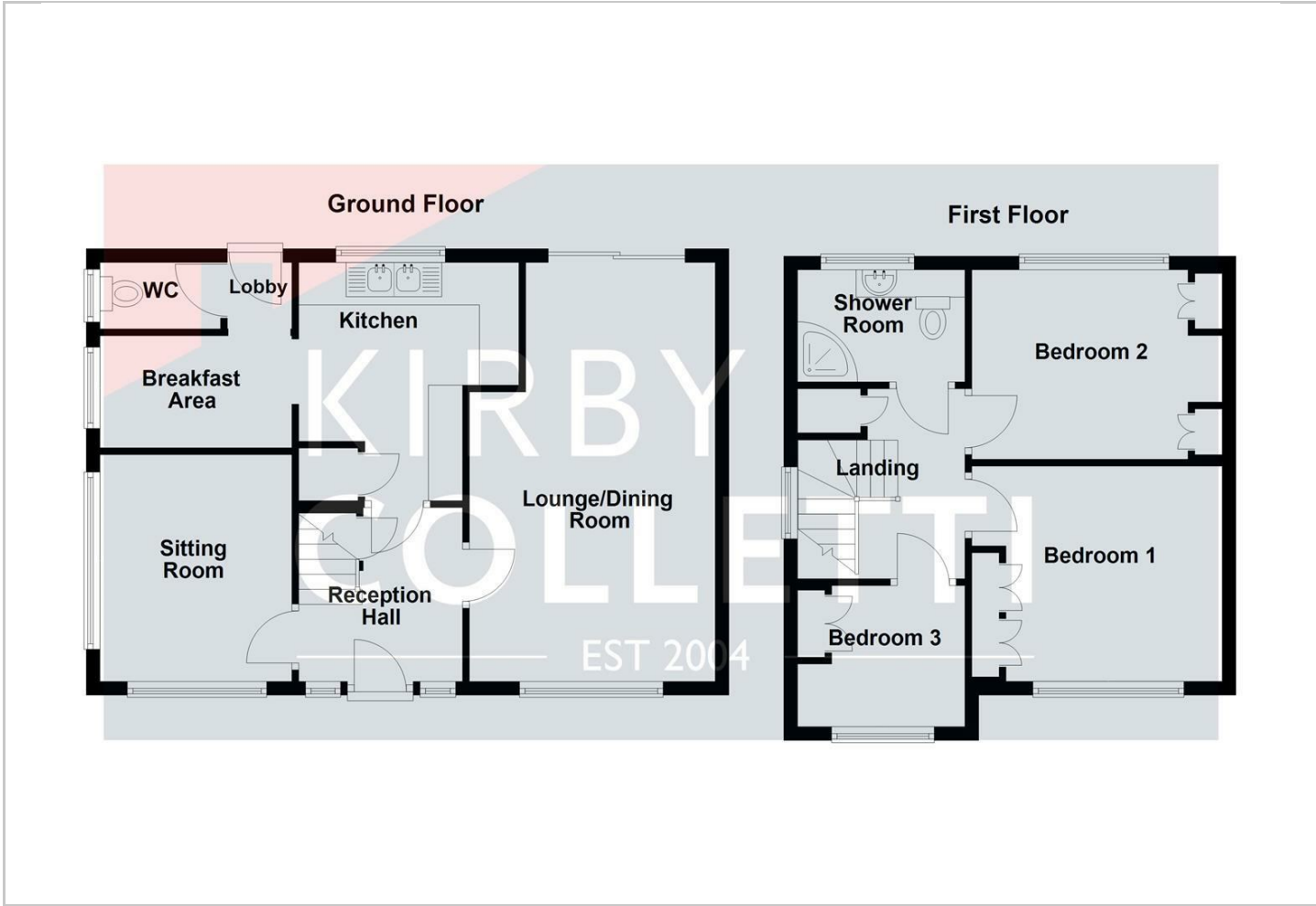
Hybrid Map



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

