



8 Kennedy Avenue

Hoddesdon, EN11 8NW

Price £409,995



OFFERED WITH NO UPWARD CHAIN !! KIRBY COLLETTI are delighted to offer this deceptively spacious EXTENDED THREE BEDROOM HOUSE situated in this popular residential location. Within a short walk to Barclay Park, Hoddesdon Town Centre, Schooling For All Ages and a short drive to Broxbourne Railway Station.

The property offers Lounge, Dining Room, Kitchen/Breakfast Room, Ground Floor W.C. Bathroom/W.C, Gas Heating To Radiators, uPVC Double Glazing and Potential To Create Off Street Parking.

- CHAIN FREE
- DINING ROOM
- GAS HEATING TO RADIATORS
- EXTENDED THREE BEDROOM TERRACED HOUSE
- KITCHEN/BREAKFAST ROOM
- SHORT WALK TO TOWN & BARCLAY PARK
- LOUNGE
- GROUND FLOOR W.C



ACCOMODATION

uPVC Door to:

ENTRANCE PORCH

6'1 x 3'6 (1.85m x 1.07m)

Side aspect uPVC double glazed window. Door to:

RECEPTION HALL

5'10 x 4'11 (1.78m x 1.50m)

Stairs up to first floor. Radiator with decorative cover.

Door to:

LOUNGE

17'8 x 14'10 max (5.38m x 4.52m max)

Front aspect uPVC double glazed Bow window. Fitted gas fire. Two radiators. Two wall light points. Understairs storage cupboard. Double doors to:

DINING ROOM

14'10 x 7'9 (4.52m x 2.36m)

Archway to:

KITCHEN/BREAKFAST ROOM

14'10 x 12'7 (4.52m x 3.84m)

Rear aspect uPVC double glazed window and door to rear garden. White wall and base units with worksurfaces over. Built in electric oven and gas hob. Single drainer sink unit. Plumbing for washing machine and dishwasher. Radiator. Storage cupboard.

INNER LOBBY

2'11 x 2'11 (0.89m x 0.89m)

Door to:

GROUND FLOOR W.C.

4'7 x 2'11 (1.40m x 0.89m)

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

FIRST FLOOR LANDING

6'4 x 6 (1.93m x 1.83m)

Access to loft.

BEDROOM 1

14 x 8'7 (4.27m x 2.62m)

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

BEDROOM 2

11'7 x 8'7 max (3.53m x 2.62m max)

Front aspect uPVC double glazed window. Radiator.

BEDROOM 3

8'7 x 6'8 (2.62m x 2.03m)

Front aspect uPVC double glazed window. Radiator. Built in cupboard.

BATHROOM/W.C

Rear aspect uPVC double glazed window. Fully tiled walls. Tiled enclosed bath with mixer tap and shower attachment. Low level W.C. Pedestal wash hand basin. Airing cupboard housing wall mounted gas boiler. Radiator.

OUTSIDE

FRONT GARDEN

Laid to lawn with pathway to front entrance.

REAR GARDEN

Pave patio and small lawned area. Pedestrian rear access. Outside tap.



Road Map



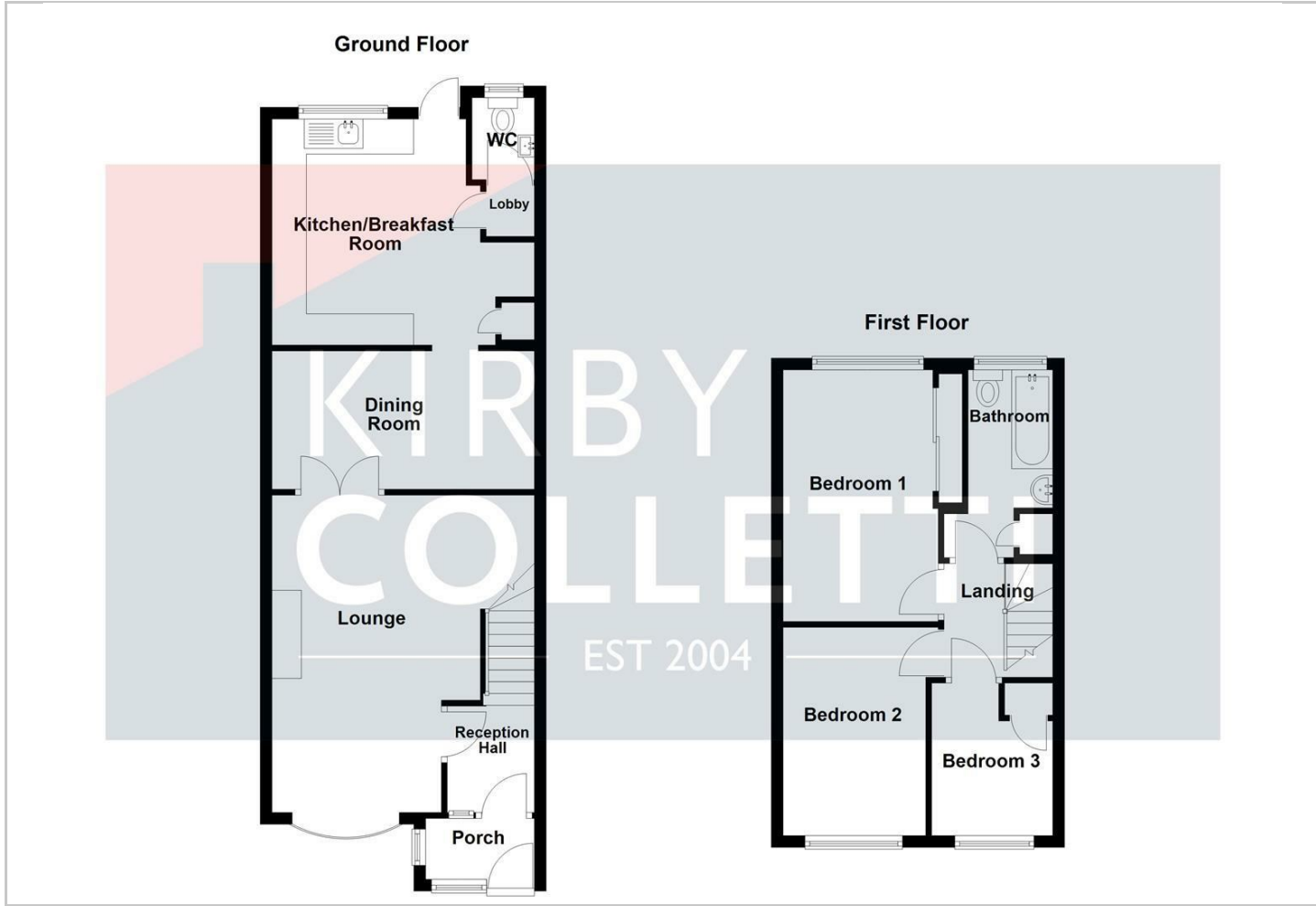
Hybrid Map



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

