



90 High Wood Road

Hoddesdon, EN11 9AR

Price £479,950



KIRBY COLLETTI are pleased to bring to market this SUPERBLY PRESENTED TWO DOUBLE BEDROOM SEMI DETACHED BUNGALOW situated in the highly regarded residential development, with delightful views to the front overlooking a green. Located within a short distance to Local Shops, Bus Routes, Railway Station and Hoddesdon's thriving Town Centre.

Some of the many features include 18ft Lounge, Re Fitted 'Shaker 'Style Kitchen with Integrated Appliances, Luxury Shower Room/W.C, Fully Paved Rear Garden, Parking For Two Cars To Rear, uPVC Double Glazing and Gas Heating To Radiators.

- SUPERBLY PRESENTED
- RE FITTED SHOWER ROOM/W.C
- uPVC DOUBLE GLAZING
- HIGHLY REGARDED LOCATION
- TWO DOUBLE BEDROOM SEMI DETACHED BUNGALOW
- 18ft LOUNGE/DINER
- GAS HEATING TO RADIATORS
- RE FITTED KITCHEN
- GATED PARKING TO REAR FOR 2 CARS
- DELIGHTFUL VIEWS OVERLOOKING GREEN



ACCOMMODATION

Entrance door:

RECEPTION HALL

Coved ceiling. Laminated wood flooring. Cupboard housing gas boiler. Storage cupboard. Panelled walls. Radiator.

LOUNGE/DINING ROOM

18'1 x 11'4 max (5.51m x 3.45m max)

Dual aspect uPVC double glazed windows and rear aspect sliding patio door to rear garden. Feature fireplace. Coved ceiling. Radiator.

RE FITTED KITCHEN

12'10 max x 8 (3.91m max x 2.44m)

Rear aspect uPVC double glazed window. 'Sage Green' Shaker style wall and base units with quartz stone effect worksurfaces. Single drainer sink unit. Integrated appliances including dishwasher, washing machine and fridge. Built in electric oven and ceramic electric hob.

RE FITTED SHOWER ROOM/W.C

7'10 x 4'11 (2.39m x 1.50m)

Front aspect uPVC double glazed window. Polished porcelain tiled walls. Large walk in shower. Low level W.C. Wash stand with cupboard under. Column radiator/towel rail. Recessed ceiling spotlights. Extractor fan.

OUTSIDE

FRONT GARDEN

Laid to lawn with raised flower bed. Paved pathway to front entrance.

REAR GARDEN

Paved patio with raised flower bed and further covered patio. Covered sideway with pedestrian access to front. Large Timber shed. Metal shed. Parking area for 2 cars with automated gates to rear access road

AGENTS NOTES

COUNCIL TAX: Borough of Broxbourne BAND D



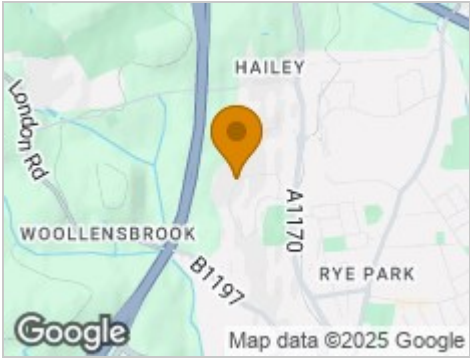
Road Map



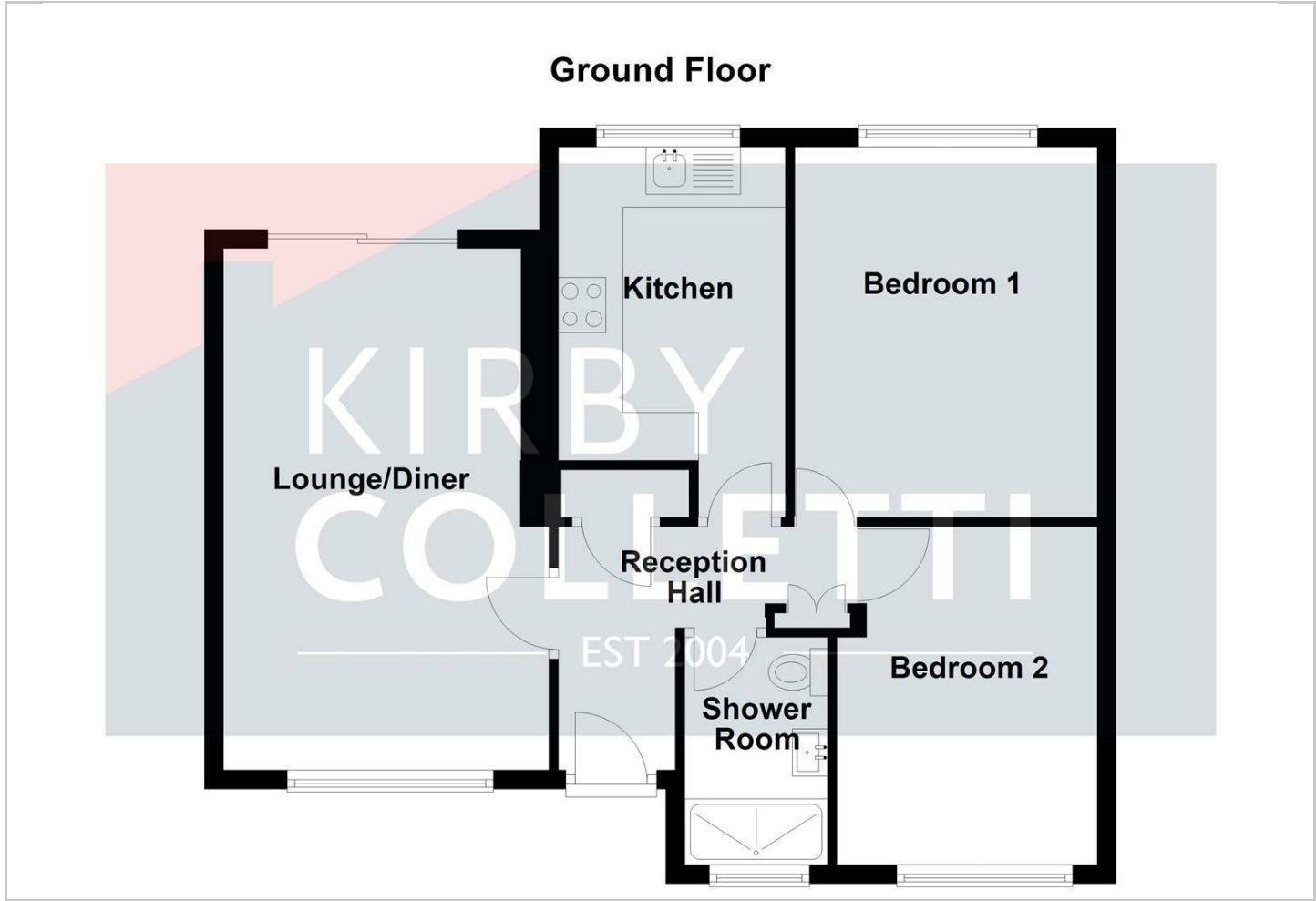
Hybrid Map



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

