



## 124 Lampits

Hoddesdon, EN11 8DY

**Price £525,000**



Kirby Colletti are delighted to offer this Extended Four Bedroom Bedroom Terraced House ideally situated within easy access to Hoddesdon Town Centre with its comprehensive shopping facilities, Schools, Bus Services and Broxbourne Train Station.

The property offers spacious living accommodation and has the benefits of Two Reception Rooms, Re-Fitted Kitchen/Breakfast Room, En Suite Shower Room, Family Bathroom, Ground Floor Cloakroom, Rear Garden, Off Street Parking, Gas Central Heating and uPVC Double Glazing. Internal viewing highly recommended.

- Four Bedrooms
- Two Reception Rooms
- Cloakroom
- Re-Fitted Kitchen/Breakfast Room
- En Suite Shower Room
- Family Bathroom
- Gardens
- Off Street Parking
- Close To Town Centre



## ACCOMODATION

uPVC Double glazed front door with uPVC double glazed window on either side.

### Entrance Porch

10'2 x 4'2 (3.10m x 1.27m)

Radiator. Tiled Floor. Recess spotlights. Door to;

### Cloakroom

4'8 x 3'5 (1.42m x 1.04m)

Front aspect uPVC double glazed window. White Suite comprising low level WC. Wash hand basin mixer tap over. half tiled walls. Recess spotlight.

### Lounge/Dining Room

31'5 max x 13'8 max (9.58m max x 4.17m max)

Narrowing to 10 x 11 in dining room. Rear aspect uPVC double glazed by-folding doors to rear garden. Stairs to first floor. Two radiators. Coved ceiling. TV Point. Wooden floor. Door to:

### Re-Fitted Kitchen Breakfast Room

20 x 11 max (6.10m x 3.35m max)

Narrowing to 10ft in kitchen area. Rear aspect uPVC double glazed window and door. Range of wall and base mounted units. Work Surfaces over. Inset one and half bowl sink unit with mixer tap over. Built in electric four ring hob. Extractor hood over. Built in oven. Integrated dishwasher. Plumbing for washing machine. Feature island unit with breakfast bar. Column radiator. Recess spotlights. Door to:

### Sitting Room

15'8 x 7'5 (4.78m x 2.26m)

Front aspect uPVC double glazed window. Radiator. Recess spotlights.

### First Floor Landing

Loft access. Cupboard housing gas central heating boiler.

### Bedroom One

18'5 max x 10'3 max (5.61m max x 3.12m max)

Rear aspect uPVC double glazed window. Radiator. Door way to:

### En-Suite Shower Room

8'10 x 2'9 (2.69m x 0.84m)

White suite comprising fully tiled shower cubicle. Low level WC. Wash hand basin. Fully tiled walls. Tiled floors.

### Bedroom Two

11'11 x 10'7 (3.63m x 3.23m)

Front aspect uPVC double glazed window. Radiator.

### Bedroom Three

8'11 x 7'6 (2.72m x 2.29m)

Rear aspect double glazed uPVC window. Radiator. Access to wardrobe area.

### Bedroom Four

11 x 7'11 (3.35m x 2.41m)

Front aspect uPVC window. Radiator. Built in hanging wardrobe cupboard.

### Family Bathroom

8'1 x 6'1 (2.46m x 1.85m)

White suite comprising panel enclosed bath mixer tap over. Wall mounted shower and shower screen. Low level WC. Wash hand basin. Partly tiled walls. Extractor fan. Heated towel rail.

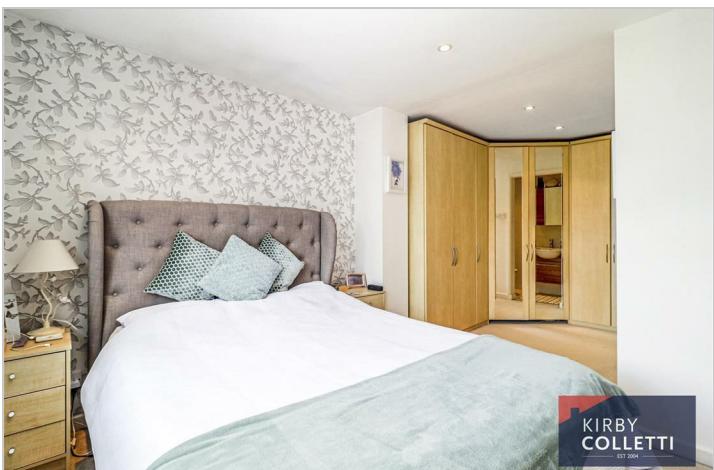
### Exterior

#### Rear Garden

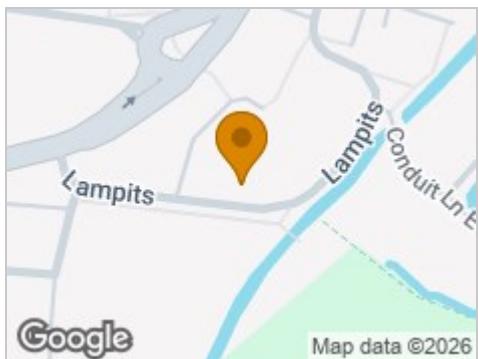
Paved patio area. Remainder laid to lawn. Raised shrub boarders. Garden shed. Rear pedestrian access.

#### Front Garden

Driveway providing off street parking for two cars.



## Road Map



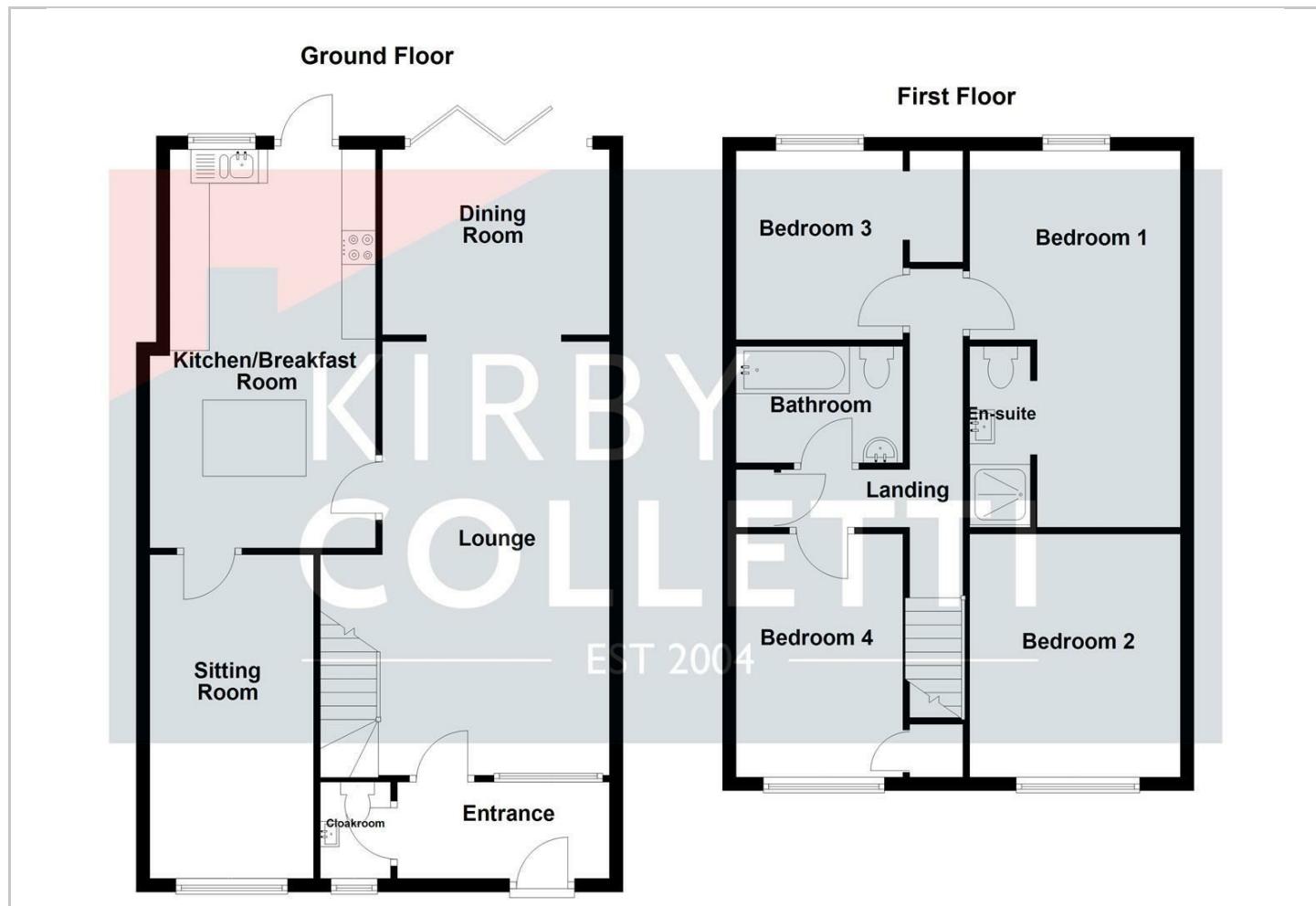
## Hybrid Map



## 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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