



## 30 Oak Tree Close

Hertford, SG13 7RG

**Price £395,000**



KIRBY COLLETTI are pleased to offer this well presented TWO BEDROOM END OF TERRACED HOUSE ideally situated in this pleasant cul de sac with views over communal open space and benefitting from No Upward Chain, uPVC Double Glazed, Gas Central Heating, Re-Fitted Bath/Shower Room, 24'8" Lounge/Diner, Fitted Kitchen, Low Maintenance Rear Garden and Allocated Residents Parking.

The property is located in this highly sought after village with the benefits of local pubs, bus routes, school and easy access to Hertford and Hoddesdon Town Centres for comprehensive shopping and transport facilities.

- Chain Free
- Kitchen
- West Facing Garden
- Highly Sought After Village
- Two Bedrooms
- Re-Fitted Bath/Shower Room
- Allocated Parking Space
- 24'8" Lounge/Diner
- Gas Central Heating
- uPVC Double Glazing



## ACCOMMODATION

uPVC double glazed front door to:

### LOUNGE/DINER

24'8 x 12'3 max (7.52m x 3.73m max)

Front aspect uPVC double glazed bay window. Stairs to first floor with under stairs cupboard. Double and single radiators. TV aerial point. Laminate wood flooring. uPVC double glazed doors to rear garden. Coved ceiling. Recessed ceiling spotlights.

### KITCHEN

5'3 x 9'4 (1.60m x 2.84m)

Rear aspect uPVC double glazed windows. Range of wall and base mounted units with wooden work surfaces over and tiled splashbacks. Built in electric four ring hob. with built in oven below. Extractor hood. Plumbing for washing machine. Space for fridge freezer.

### FIRST FLOOR LANDING

Loft access.

### BEDROOM ONE

10'5 x 10 (3.18m x 3.05m)

Front aspect uPVC double glazed windows. Radiator. Built in double wardrobe cupboard and storage cupboard housing gas central heating boiler. Laminate flooring. Coved ceiling. Spotlights.

### BEDROOM TWO

10'8 x 7'1 (3.25m x 2.16m)

Rear aspect uPVC double glazed window. Radiator. Laminate flooring.

### RE-FITTED BATH/SOWER ROOM

13'4 x 4'9 (4.06m x 1.45m)

Rear aspect uPVC double glazed window. White suite comprising panelled bath. Low level W.C. Pedestal wash hand basin. Shower cubicle. Heated towel rail. Fully tiled walls and floor.

### OUTSIDE

#### REAR GARDEN

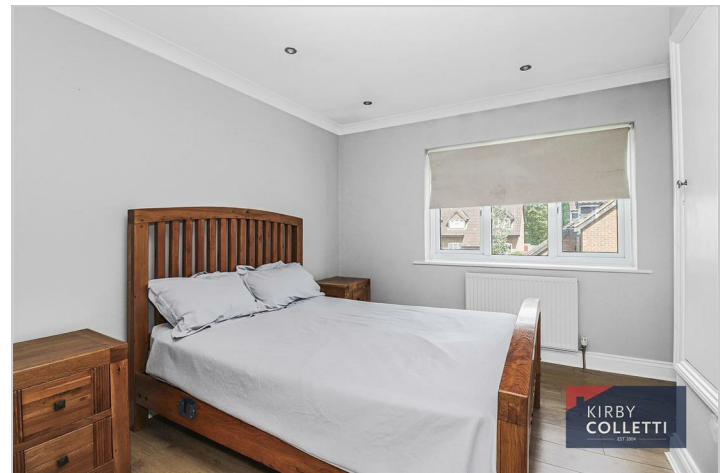
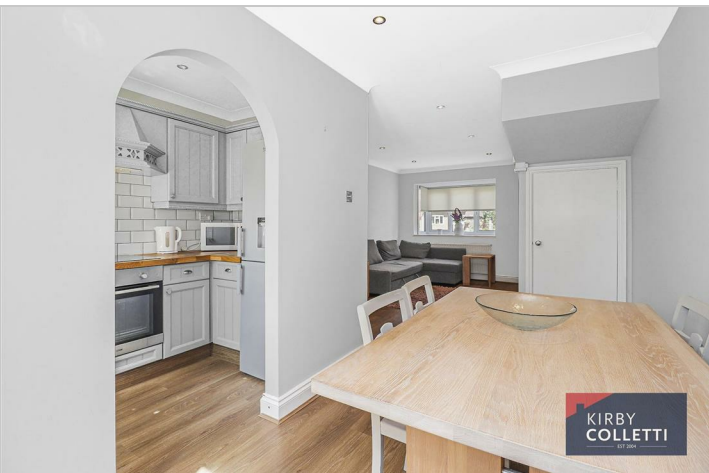
West facing. Paved patio with artificial lawn. Storage shed. Rear access.

#### FRONT GARDEN

Laid to lawn.

#### ALLOCATED PARKING

Located to the rear.



## Road Map



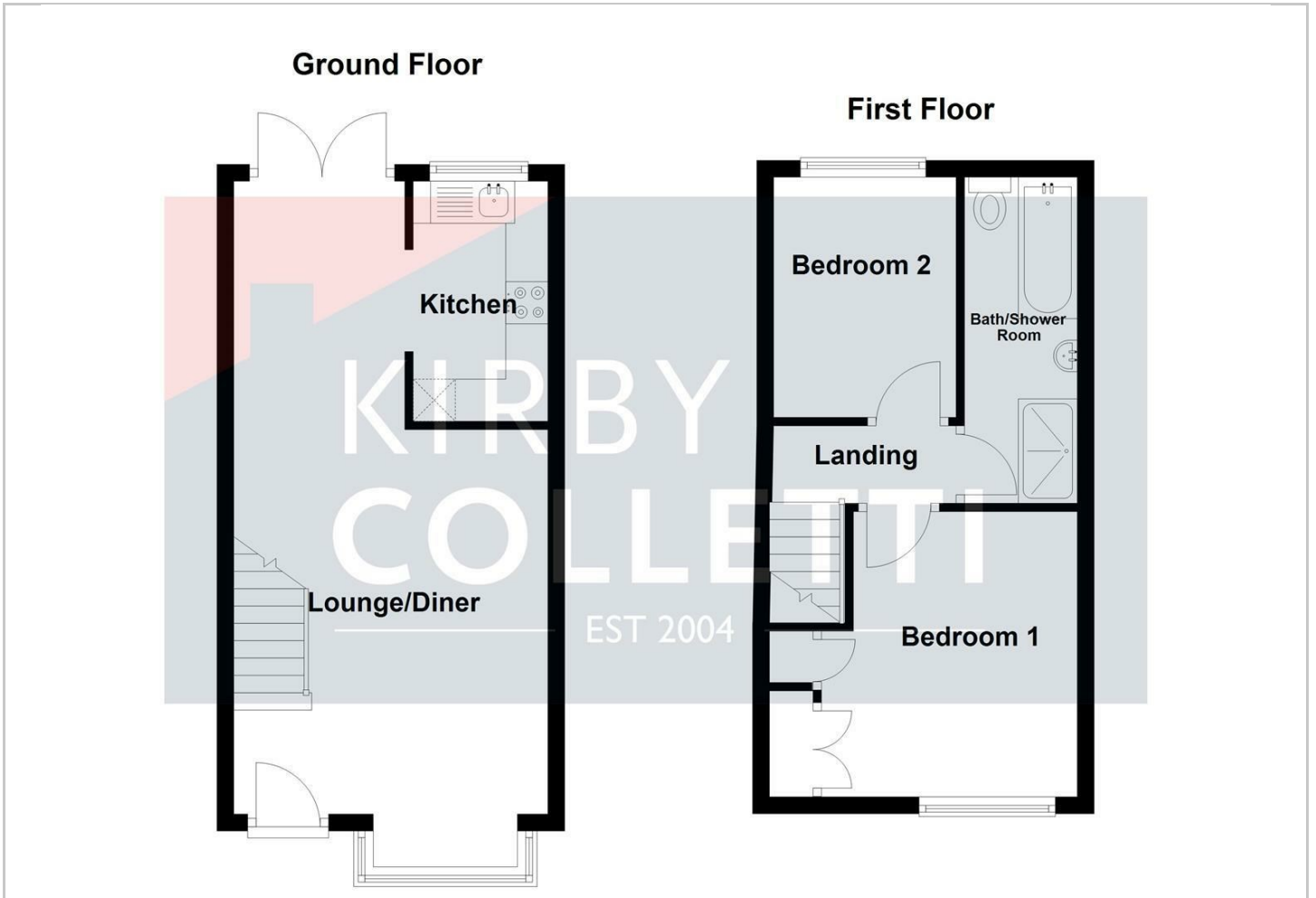
## Hybrid Map



## Terrain Map



## Floor Plan

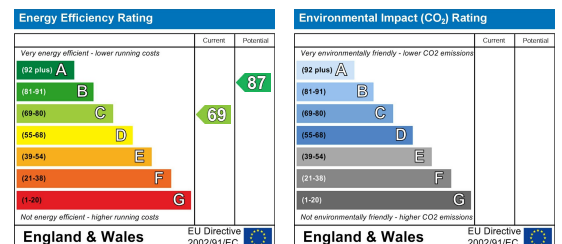


## Viewing

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



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