



14 Cranbourne Drive

Hoddesdon, EN11 0QH

Price £489,995



OFFERED CHAIN FREE! KIRBY COLLETTI are delighted to bring to market this deceptively spacious THREE BEDROOM END OF TERRACED HOUSE situated in this highly regarded residential cul de sac. Within a short stroll to local schools and St Margaret's Railway Station.

Some of the property features include 18 ft Lounge, Dining Room, Kitchen, Bathroom/WC, uPVC Double Glazing, Gas Central Heating, Off Street Parking For Two Cars and Garage.

- CHAIN FREE
- DINING ROOM
- GAS HEATING TO RADIATORS
- SHORT WALK TO SCHOOL AND RAILWAY STATION
- DECEPTIVELY SPACIOUS 3 BEDROOM SEMI DETACHED HOUSE
- KITCHEN
- GARAGE AND OFF STREET PARKING
- 18 FT LOUNGE
- UPVC DOUBLE GLAZING
- SOUGHT AFTER LOCATION



ACCOMMODATION

Entrance door to:

PORCH

4'10 x 4'2 (1.47m x 1.27m)

Laminated wood flooring. Radiator. Door to:

LOUNGE

18'5 x 13'6 max (5.61m x 4.11m max)

Front aspect uPVC window and rear aspect sliding patio door to garden. Feature fireplace. Coved ceiling. Dado rail. Two radiators. Stairs up to first floor. Door to Dining room.

DINING ROOM

12 x 11'4 (3.66m x 3.45m)

Coved ceiling. Laminated wood flooring. Two radiators. Storage cupboard. Archway to:

KITCHEN

13 x 9'5 (3.96m x 2.87m)

Dual aspect uPVC double glazed windows and door to garden. Range of White and base units with rolled edge works surfaces over. Single drainage sink unit. Built in oven and gas hob. Integrated fridge/freezer. Integrated dishwasher. Plumbing for washing machine. Laminated wood flooring.

FIRST FLOOR LANDING

12 x 5'9 (3.66m x 1.75m)

Rear aspect uPVC double glazed window.

BEDROOM 1

16'4 x 9'3 at widest points (4.98m x 2.82m at widest points)

Two front aspects uPVC double glazed windows. Fitted wardrobes. Radiator.

BEDROOM 2

10'4 x 8'10 (3.15m x 2.69m)

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

BEDROOM 3

9'8 x 8'5 (2.95m x 2.57m)

Front aspect uPVC double glazed window. Fitted wardrobes and cupboards. Radiator. Access to loft.

BATHROOM/WC

8'5 x 8'4 (2.57m x 2.54m)

Rear aspect uPVC double glazed window. Half tiled walls. Panel enclosed bath with mixer tap and shower attachment. Low level WC. Pedestal wash hand basin. Chrome heated towel rail. Airing cupboard.

OUTSIDE

REAR GARDEN

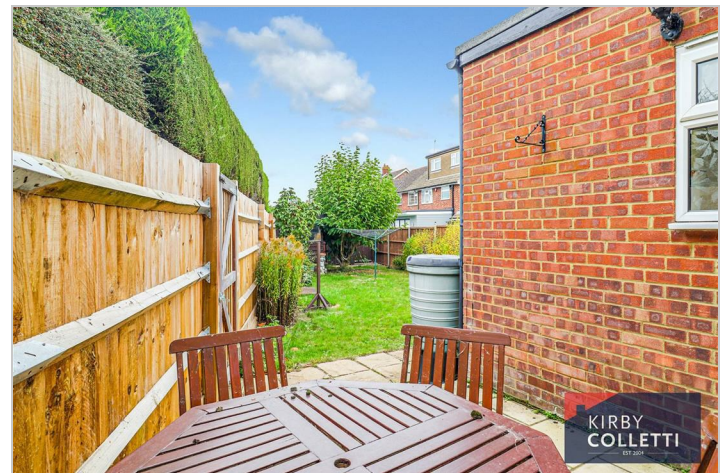
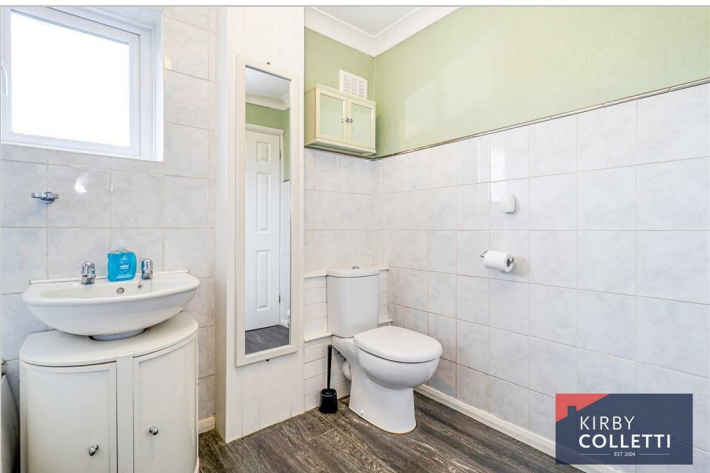
Paved patio with remainder laid to lawn, enclosed by panel fencing. Pedestrian side access.

FRONT GARDEN

Laid to lawn with block paved driveway providing off street parking for two cars and access to:

GARAGE

Up and over door.



Road Map



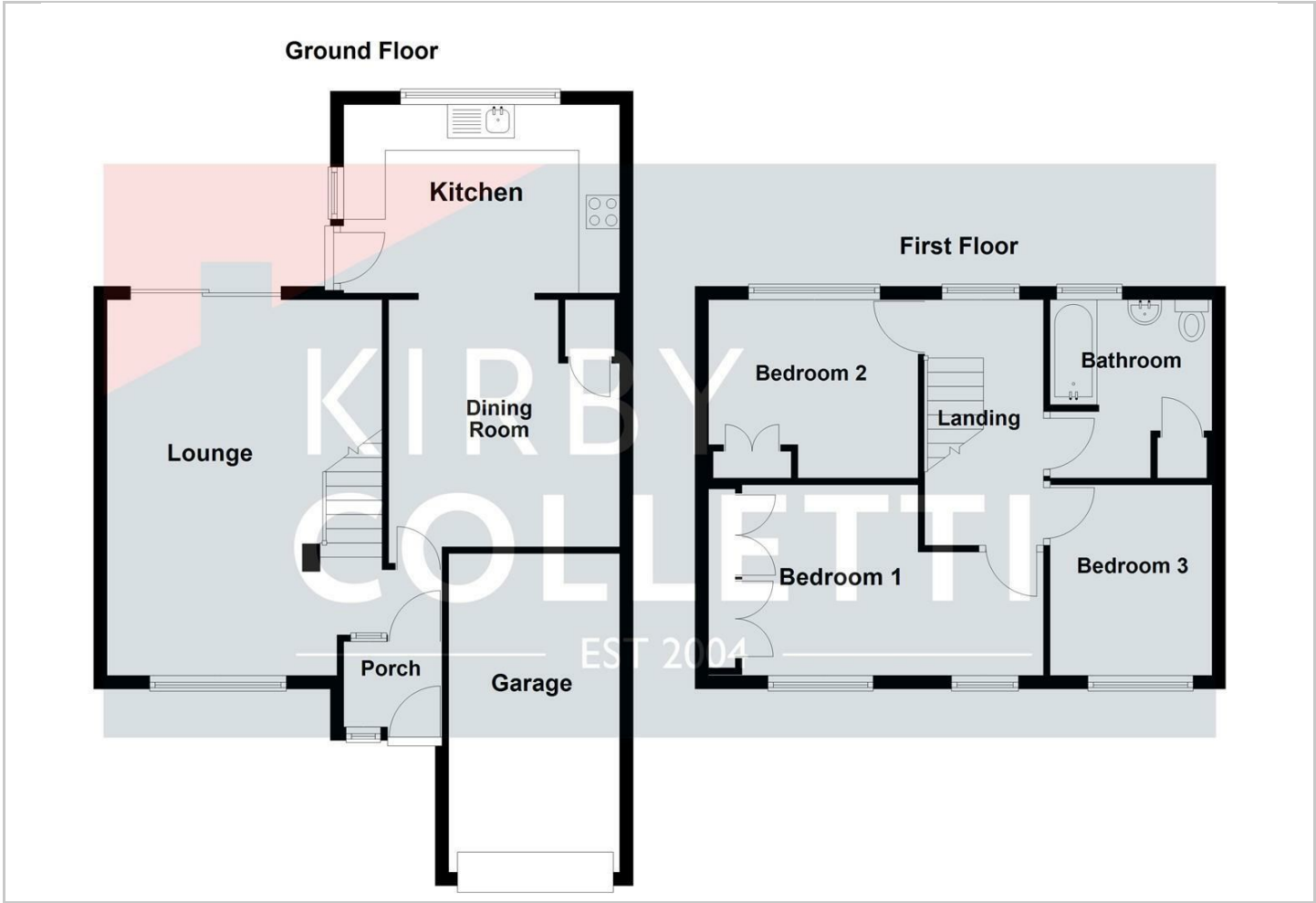
Hybrid Map



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

