



37 Stoneleigh Drive | Hoddesdon | EN11 9LN

Asking Price £425,000

Extended three bedroom semi-detached house in a quiet location, in need of some updating and redecoration. This family home offers three good size bedrooms, first floor bathroom, large lounge/diner, kitchen, uPVC double glazed conservatory, garage & driveway. Of particular note is the extended reception hall and rear porch that have added lots of ground floor storage space to this enlarged house. The property is located within the popular Hundred Acre development, just to the north of Hoddesdon town and is a short walk from a number of schools, a sport hall and other amenities. Rye house station is a short drive away. **NO UPPER CHAIN!**



CHRIS DELLAR
PROPERTIES

Your estate agent

58a High Street, Buntingford,
Herts, SG9 9AH

T 01763 272605

E enquiries@chrisdellar.co.uk

www.chrisdellar.co.uk

Storm porch

Hardwood front door with stained glass insert leading to:

Reception Hall

18'6 x 3'8 (5.64m x 1.12m)

Electric panel heater. Wood laminate floor covering. Double glazed window to side. Doors to hallway and:

Rear Porch

6'10 x 3'9 (2.08m x 1.14m)

uPVC double glazed door to rear garden. Vinyl floor covering.

Inner Hallway

Wood laminate floor covering. Stairs to first floor landing. Glazed door to:

Lounge/Diner

18'9 x 14'0 max (5.72m x 4.27m max)

Full height, uPVC double glazed window picture window to rear with views over garden. Fireplace with inset flame effect gas fire. Oak flooring. Two Radiators. low level understairs storage cupboard. Double glazed patio doors leading to:

Victorian Style Conservatory

11'6 x 10'0 (3.51m x 3.05m)

uPVC double glazed windows and French doors leading to rear garden.

Kitchen/Breakfast

10'3 x 8'10 (3.12m x 2.69m)

uPVC double glazed windows to front. Range of wall & base units incorporating roll top work surfaces, drawers and single drainer stainless steel sink unit with mixer tap. Space for fridge, cooker and washing machine. Wall mounted Worcester gas fired boiler. Vinyl floor covering. Radiator.

First Floor Landing

Airing cupboard containing hot water cylinder, immersion and linen shelving. Two built in storage cupboards. Access to loft space. Doors to bedrooms and bathroom.

Bedroom One

16'0 x 14'7 + door recess (4.88m x 4.45m + door recess)

uPVC double glazed window to rear. Radiator.

Bedroom Two

11'7 x 10'7 max (3.53m x 3.23m max)

uPVC double glazed window to front. Radiator

Bedroom Three

11'4 x 7'5 (3.45m x 2.26m)

uPVC double glazed window to rear. Radiator

Bathroom

6'9 x 5'11 (2.06m x 1.80m)

uPVC double glazed window to front with obscured glass. Suite comprising panel enclosed bath with shower over, vanity unit with inset basin and low flush w/c. Radiator. Ceramic tiling to walls.

EXTERIOR

Front Garden

Mainly laid to chippings. Courtesy light. Gated side access to rear garden.

Driveway

Block paved providing parking for one vehicle and access to:

Integral Garage

14'4 x 8'1 (4.37m x 2.46m)

Up & over door. Light & power.

South Facing Rear Garden

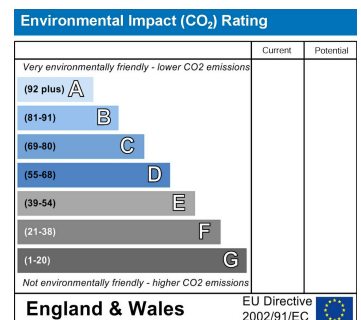
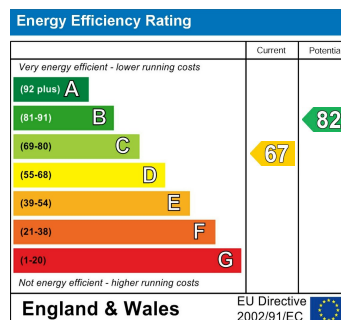
45' (13.72m)

Mainly laid to lawn. Timber storage shed.

Disclaimer

We are not qualified to test any apparatus, equipment, fixtures & fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely on information given by Solicitors on these matters. Measurements are approximate & are only intended to provide a guide.

Energy Performance Certificate



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