



## 47 Park View

Hoddesdon, EN11 8QA

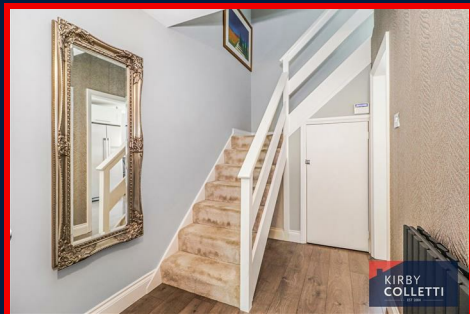
**£529,995**



Kirby Colletti are pleased to offer this immaculately presented Four Bedroom Town House with superb views over looking Barclay Park and within minutes walk to Hoddesdon Town Centre and just over a mile to Broxbourne Station.

Some of the many Quality features include Re-Fitted Kitchen, Re-Fitted Family Bathroom, Re-Fitted En Suite Shower Room, Re-Fitted Ground Floor W.C. New Boiler, Lounge with Balcony overlooking Barclay Park, uPVC Double Glazing, Garage to rear with Parking.

- Immaculately Presented
- Re-Fitted En Suite Shower Room and Re-Fitted Family Bathroom
- Garage
- Close To All Amenities
- Four Bedroom Town House
- Lounge with Balcony
- Low Maintenance Garden
- Re-Fitted Kitchen
- New Boiler
- Town Centre Location



## Accommodation

uPVC Double glazed front door to:

### Entrance Hall

Stairs to first floor. Alarm panel. Understairs storage cupboard. Cloaks cupboard. Radiator. Laminate flooring. Door to:

### Re-Fitted Ground Floor W.C

Front aspect uPVC obscure double glazed window. White suite comprising low level W.C with concealed cistern. Wash hand basin inset to vanity unit with storage. mosaic tiled walls. Laminate flooring. Radiator.

### Re-Fitted Kitchen/Diner

28'9 x 14 max (8.76m x 4.27m max)  
Dual aspect uPVC double glazed windows and uPVC double glazed door to rear garden. Range of high gloss wall and base mounted units. Work surfaces and tiled splash backs. Space for range cooker. Housing for American style fridge/freezer. Integrated dishwasher and washing machine. Recessed ceiling spotlights. Radiator. Television aerial point. Laminate flooring.

### First Floor Landing

Radiator. Stairs to second floor.

### Lounge

14 x 12'1 (4.27m x 3.68m)  
Front aspect uPVC double glazed window and uPVC double glazed door to balcony. Radiator. Television aerial point. Laminate flooring.

### Bedroom One

14 x 10 (4.27m x 3.05m)  
Two rear aspect uPVC double glazed windows. Fitted wardrobes to one wall. Radiator. Laminate wood flooring. Door to:

### Re-Fitted En Suite Shower Room

9'2 x 4'1 (2.79m x 1.24m)  
Fully tiled walls and floor with polished porcelain tiling. Fully

tiled shower cubicle. Toilet with concealed cistern. Wash hand basin. Extractor fan. Recessed ceiling spotlights. Fitted wall mirror.

### Second Floor Landing

High level uPVC double glazed window. Storage cupboard with shelving and mounted Worcester Bosch gas boiler replaced in 2024.

### Bedroom Two

14 x 10 max (4.27m x 3.05m max)  
Two rear aspect uPVC double glazed windows. Radiator. Laminate wood flooring.

### Bedroom Three

12 max x 7 (3.66m max x 2.13m)  
Front aspect uPVC double glazed window. Radiator. Laminate flooring.

### Bedroom Four

12 max x 6'9 (3.66m max x 2.06m)  
Front aspect uPVC double glazed window. Mirror fronted wardrobe. Radiator. Laminate flooring.

### Re-Fitted Family Bathroom

8'3 x 4'10 (2.51m x 1.47m)  
High level uPVC double glazed window. Fully tiled walls and floor. Panel enclosed bath with mixer tap over. Separate shower unit and folding shower screen. Low level W.C. Pedestal wash hand basin. Radiator.

### Exterior

#### Front Garden

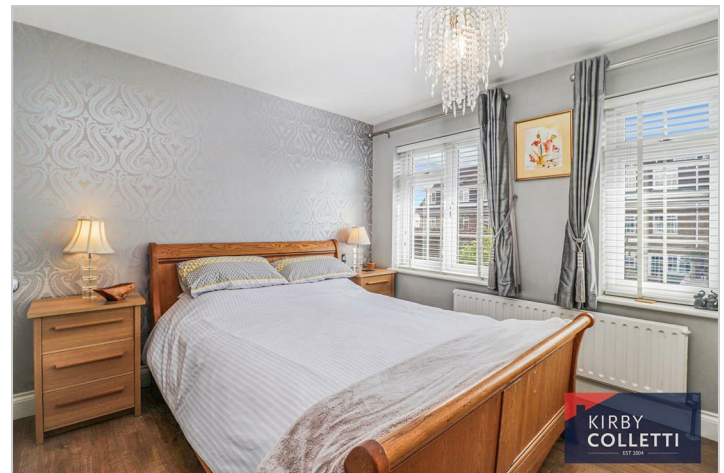
Neatly tended lawn with pathway to front entrance door.

#### Rear Garden

Low Maintenance. Fully paved patio enclosed by Panelled fencing. Outside light and tap. Pedestrian rear access to parking spaces.

#### Garage

Up and over door. Light and power. Door to garden.



## Road Map



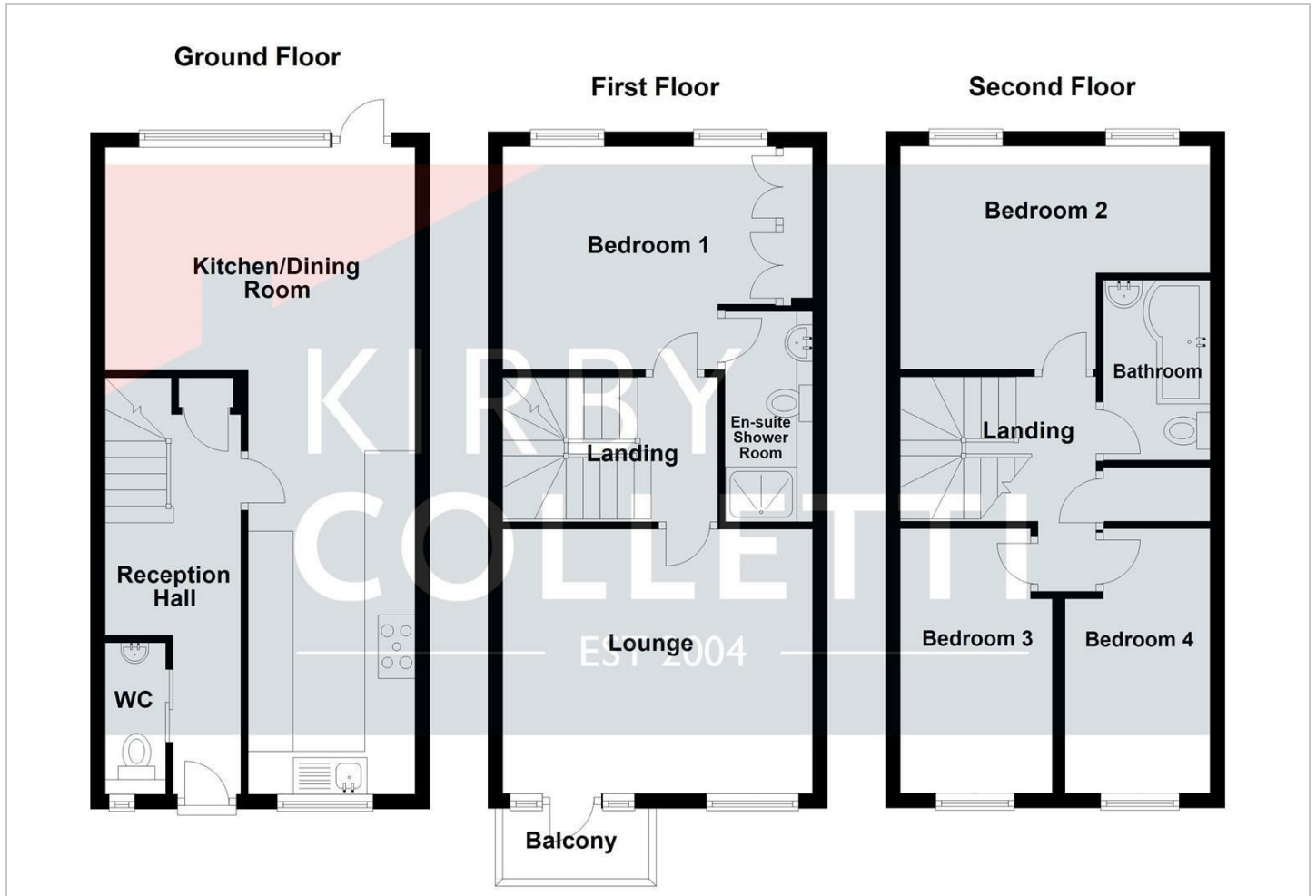
## Hybrid Map



## Terrain Map



## Floor Plan

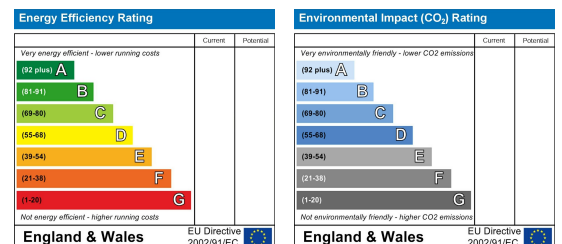


## Viewing

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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