



8 Highbury Avenue

Hoddesdon, EN11 9HH

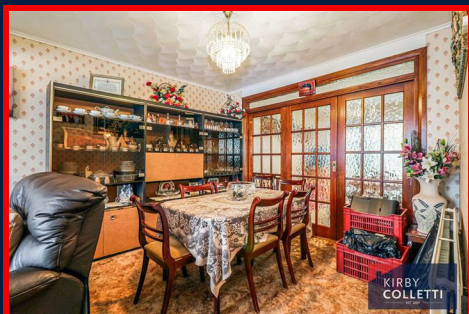
Guide Price £450,000



*** Chain Free*** Kirby Colletti are pleased to offer this Extended Three Bedroom Semi Detached House ideally situated close to all local amenities including Schools, Bus Services, Town Centre with its comprehensive shopping facilities and Rye House Train Station.

The property benefits from Gas Central Heating, uPVC Double Glazing, Off Street Parking with Garage space and 56ft South facing Rear Garden.

- Chain Free
- Kitchen/Breakfast Room
- 56 ft South Facing Rear Garden
- Close To All Amenities
- Extended Three Bedroom Semi Detached
- Downstairs W.C.
- Off Street Parking
- Lounge/Dining Room
- Bathroom
- uPVC Double Glazed



Accommodation

uPVC Double Glazed front door to:

Entrance Hall

13'8 x 5'5 (4.17m x 1.65m)

Side aspect uPVC double glazed window. Stairs to first floor. Under stairs storage cupboard. Radiator. Tiled floor.

Cloakroom

3'4 x 2'4 (1.02m x 0.71m)

Side aspect uPVC double glazed window. White suite comprising Low level W.C. Wash hand basin. Walls fully tiled. Tiled floor.

Lounge/Dining Room

23 into bay x 11'3 (7.01m into bay x 3.43m)

Front aspect UPVC double glazed window. Two radiators. Television aerial point. doors leading to kitchen/breakfast room.

Kitchen/Breakfast Room

17'3 max x 14'11 max (5.26m max x 4.55m max)

L 'Shaped room. Rear and side aspect uPVC double glazed window. Double glazed sliding patio door to rear garden. Range of wall and base mounted units. Granite work surfaces. Inset single drainer stainless steel sink unit with mixer tap over. Built in gas four ring hob. Extractor hood over. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Wall mounted gas central heating boiler. Tiled floor. Radiator.

First Floor Landing

Side aspect uPVC double glazed window. Loft access.

Bedroom One

10'9 x 10'5 (3.28m x 3.18m)

Front aspect uPVC double glazed window. Radiator.

Bedroom Two

10'9 x 10'8 (3.28m x 3.25m)

Rear aspect uPVC double glazed window. Radiator. Linen cupboard.

Bedroom Three

7'4 x 6'5 (2.24m x 1.96m)

Front aspect uPVC double glazed window. Radiator.

Bathroom

6'4 x 5'10 (1.93m x 1.78m)

Rear aspect uPVC double glazed window. White suite comprising panel enclosed bath mixer tap and shower attachment over. Pedestal wash hand basin. Low level W.C. Walls fully tiled. Radiator.

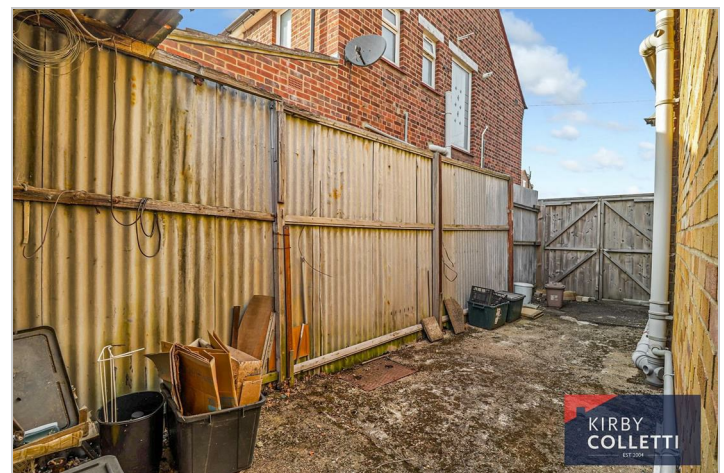
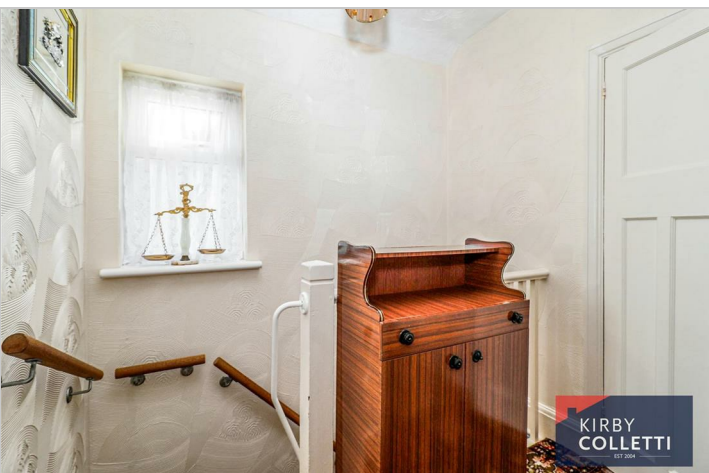
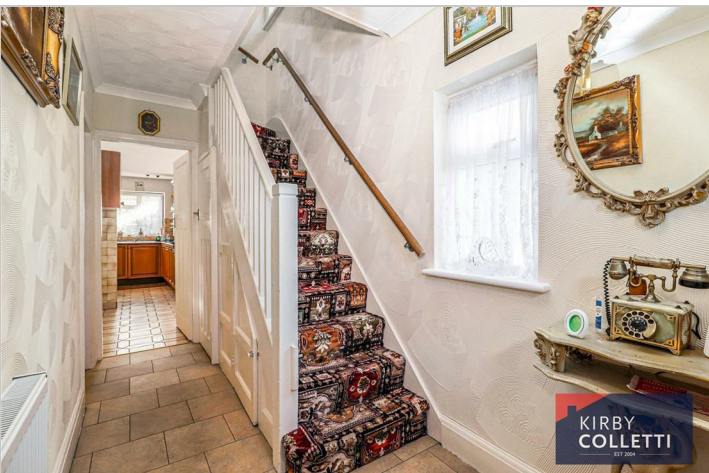
Exterior

Rear Garden

Approximately 56 ft Southerly aspect. Covered paved patio area. Remainder laid to lawn. Side access providing gated secure parking area. Large storage shed.

Front Garden

Driveway providing off street parking. Remainder laid to lawn.



Road Map



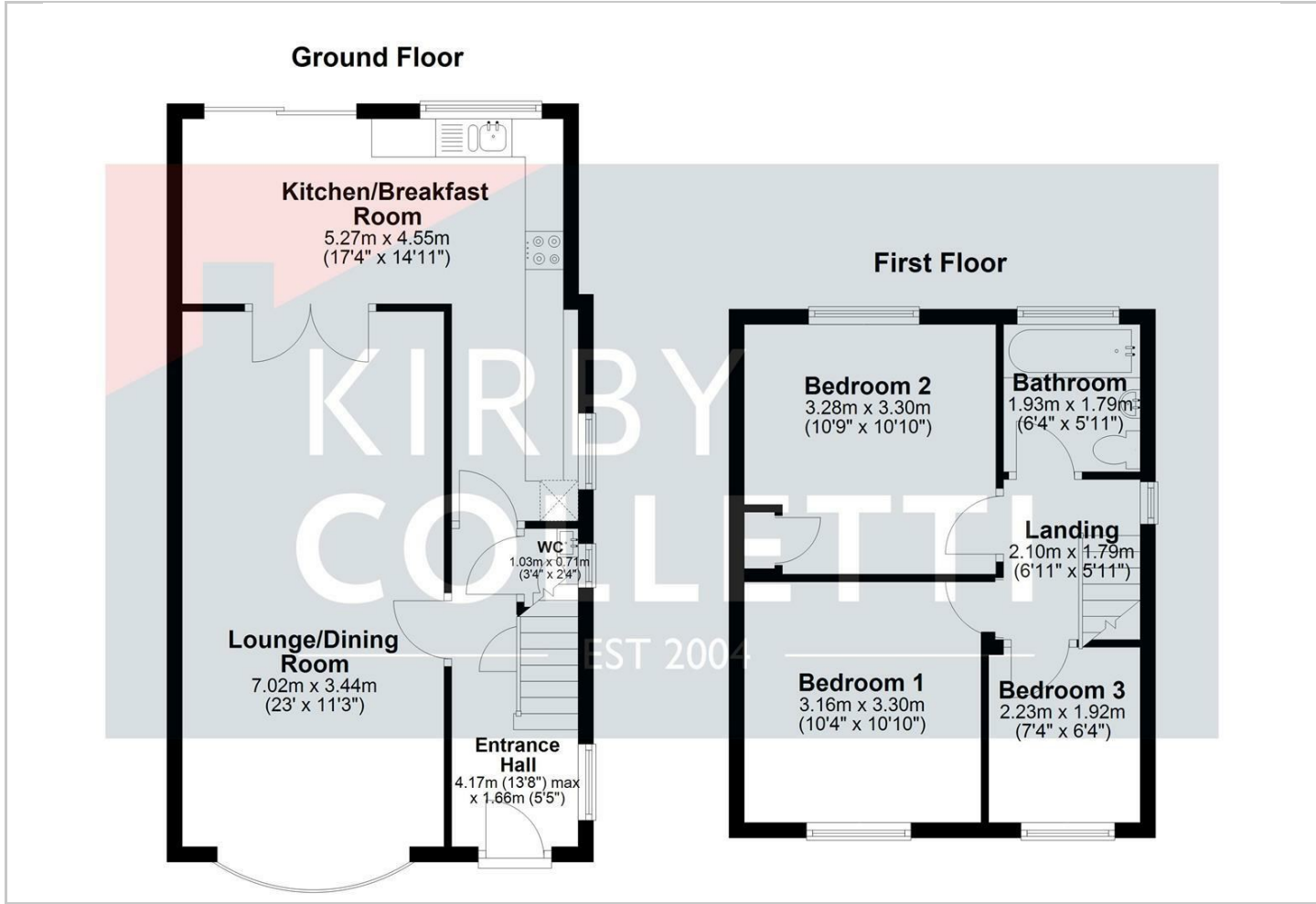
Hybrid Map



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

