



40 Ditchfield Road

Hoddesdon, EN11 9HS

Price £525,000



Situated within this sought after residential location, this spacious four double bedroom semi-detached family home offers well presented and versatile accommodation of approximately 1590sq ft. ideal for modern family living.

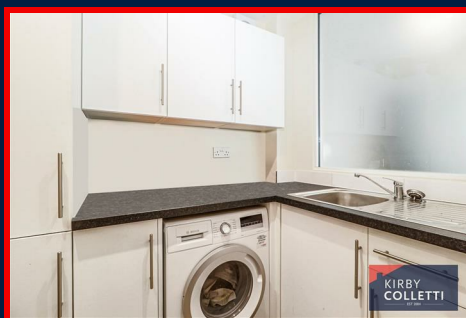
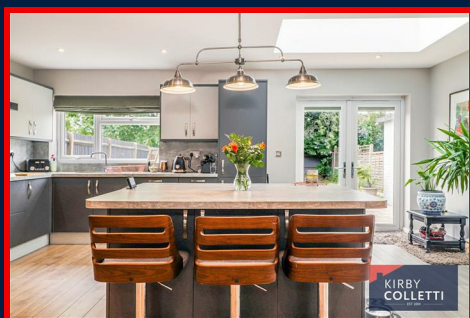
The property features a bright 17ft Lounge and a superb 26ft Fitted Kitchen/Family room forming the heart of the home, alongside a utility room and ground floor bath/shower room. Upstairs, the property benefits from four well proportioned double bedrooms and two additional shower rooms/W.C's.

Externally, the house enjoys a 66ft West facing rear garden, perfect for entertaining and family enjoyment, whilst further benefits include uPVC double glazing and gas central heating.

Ditchfield Road is conveniently positioned close to local schooling for all ages, Hoddesdon Town Centre with its range of shops, cafés and restaurants, Rye House Railway Station and excellent road links via the A10 and M25.

A fantastic opportunity to acquire a spacious family home within a well established and convenient Hoddesdon location.

- STUNNING FOUR DOUBLE BEDROOM HOUSE
- UTILITY ROOM
- 66ft WEST FACING REAR GARDEN
- CONVENIENTLY LOCATED FOR HODDESDON TOWN CENTRE
- 17ft LOUNGE
- GROUND FLOOR BATHROOM
- uPVC DOUBLE GLAZING
- SUPERB 26ft FITTED KITCHEN/FAMILY ROOM
- TWO SHOWER ROOMS/W.C's
- CLOSE TO SCHOOLING FOR ALL AGES



ACCOMMODATION

ENTRANCE PORCH

4'10 x 4'7 (1.47m x 1.40m)

LOUNGE

17'2 max x 17 (5.23m max x 5.18m)
Front aspect uPVC double glazed window.

STUNNING KITCHEN/FAMILY ROOM

26 max x 18 (7.92m max x 5.49m)
Rear aspect uPVC double glazed window and doors to rear garden. Lantern roof.

REAR LOBBY

Access to garden and open to boiler room with wall mounted gas boiler.

UTILITY ROOM

9'3 x 4'11 (2.82m x 1.50m)

GROUND FLOOR BATH/SHOWER ROOM

8'3 x 8'2 (2.51m x 2.49m)
Front aspect uPVC double glazed window.

FIRST FLOOR LANDING

BEDROOM 1

14'4 x 10'10 (4.37m x 3.30m)
Front aspect uPVC double glazed window.

BEDROOM 2

11'2 x 10'6 (3.40m x 3.20m)
Rear aspect uPVC double glazed window.

BEDROOM 3

11'7 x 8'2 (3.53m x 2.49m)
Front aspect uPVC double glazed window.

BEDROOM 4

13'1 max x 8'2 (3.99m max x 2.49m)
Rear aspect uPVC double glazed window.

SHOWER ROOM/W.C.

5'9 x 5'2 (1.75m x 1.57m)
Side aspect uPVC double glazed window. Corner quadrant shower cubicle. Low level w.c. and vanity wash hand basin.

2ND SHOWER ROOM/W.C

6'4 x 5'6 (1.93m x 1.68m)
Rear aspect uPVC double glazed window. Fully tiled shower cubicle. Low level w.c. and vanity wash hand basin.

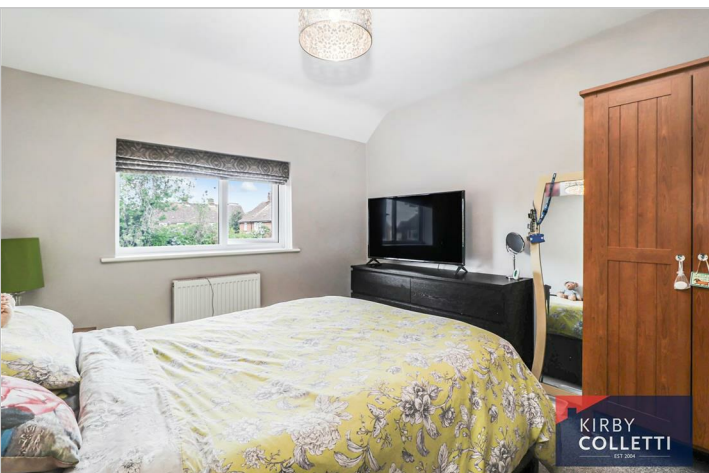
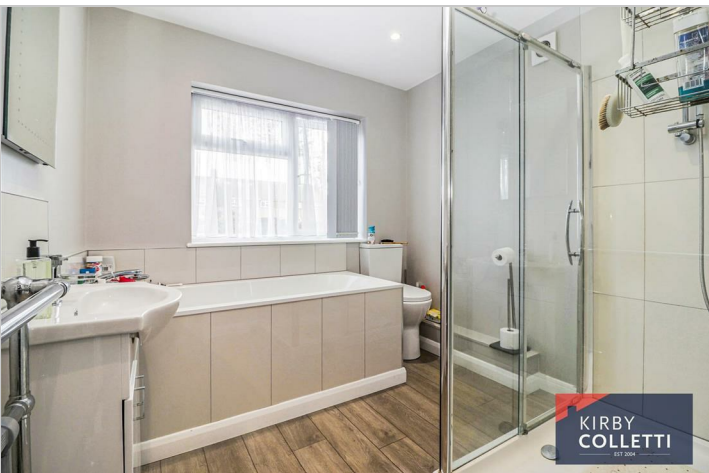
OUTSIDE

REAR GARDEN

66ft West facing rear garden. Large paved patio with remainder laid to lawn. Pedestrian side access.

FRONT GARDEN

Block paved drive providing parking for numerous vehicles.



Road Map



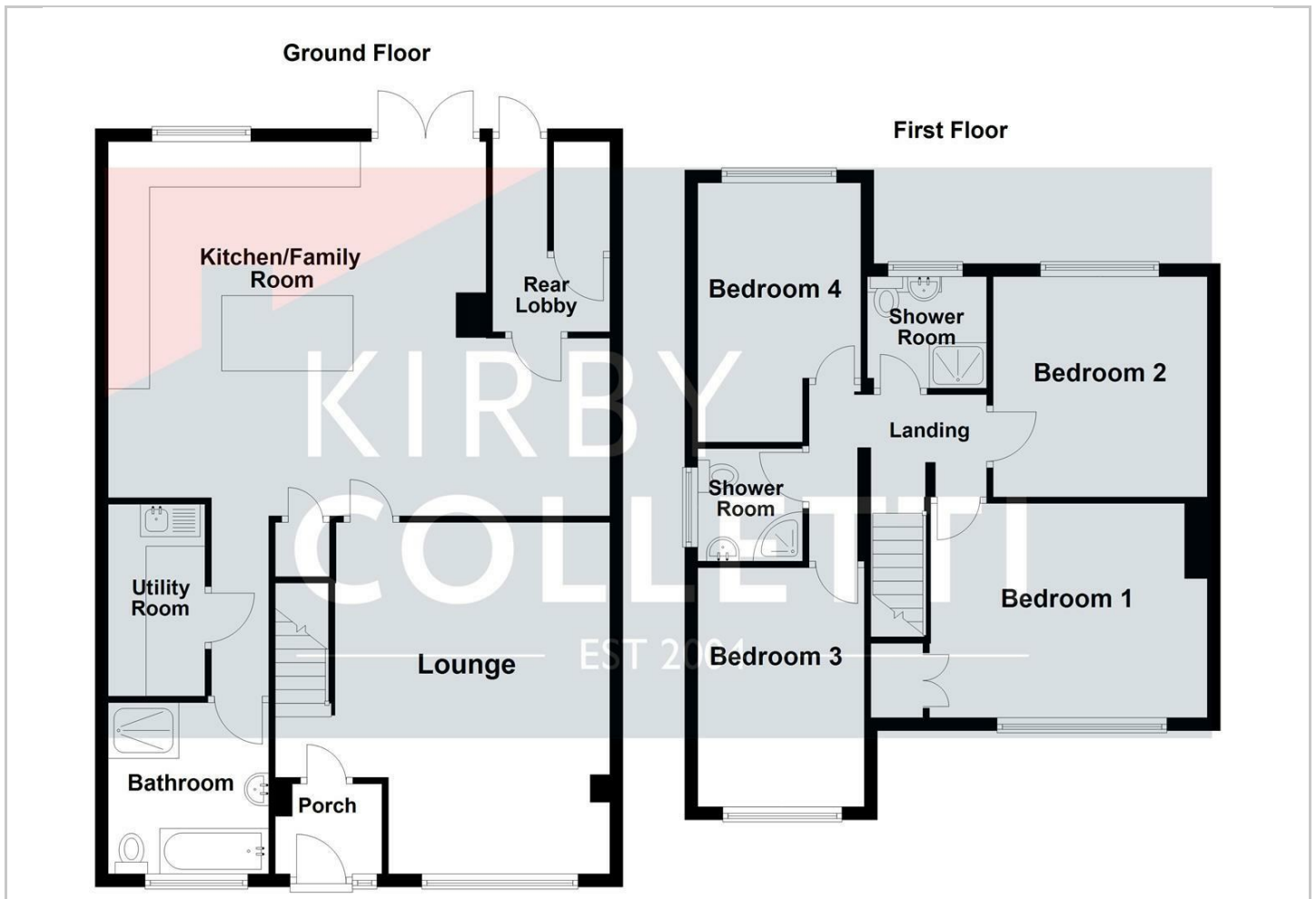
Hybrid Map



Terrain Map



Floor Plan

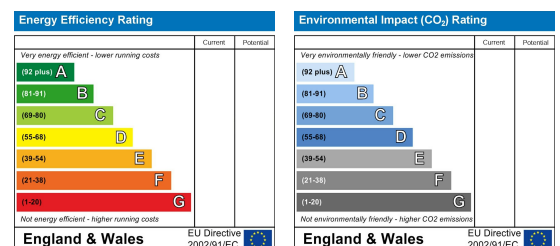


Viewing

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



Kirby Colletti, 64 High Street, Hoddesdon, Hertfordshire EN11 8ET

T. 01992 471888 F. 01992 478555 E. homes@kirbycolletti.co.uk W. www.kirbycolletti.co.uk