KIRBY COLLETTI
EST 2004

RESIDENTIAL SALES & LETTINGS



3 Stortford Road

Hoddesdon, EN11 0AH

Price £380,000

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Kirby Colletti are pleased to offer this extended three-bedroom terraced house, conveniently situated within easy access of Hoddesdon Town Centre and its comprehensive shopping facilities, local bus services, schools, Rye House Train Station and A10/M25 road links.

The property benefits from a spacious living room, re-fitted kitchen/diner, re-fitted bathroom, uPVC double glazing, gas central heating, off-street parking and a low-maintenance rear garden.

- **Terraced House**
- **Re-Fitted Kitchen/Diner**
- **uPVC Double Glazing**
- **Three Bedrooms**
- **Re-Fitted Bath/Shower Room**
- **Off Street Parking**
- **Living Room**
- **Gas Central Heating**
- **Close to Train Station and Town Centre**







Accommodation
uPVC Double glazed front door with front aspect uPVC double window.

Entrance Hall
Stairs to first floor. Radiator. Laminate flooring. Door to:

Living Room
17'7 x 11'7 (5.36m x 3.53m)
Front aspect uPVC double glazed window. Two radiator. Feature fireplace with inset gas coal effect fire. Two understairs cupboards. Laminate flooring. Door to:

Re-Fitted Kitchen/Diner
14'11 x 8'3 (4.55m x 2.51m)
Rear aspect uPVC double glazed window. Range of wall and base mounted units. Roll edged worksurfaces. Inset single drainer stainless steel sink unit mixer tap over. Built in gas four ring hob. Extractor hood over. Built in oven. Plumbing for washing machine. Space for fridge/freezer and tumble dryer. Walls partly tiled walls. Tiled floor. Door to:

Lobby
5'5 x 3'10 (1.65m x 1.17m)
uPVC double glazed door to rear garden. Radiator. Walls fully tiled. Tiled floor. Door to:

Re-Fitted Bath/Shower Room
10 max x 8'2 (3.05m max x 2.49m)
Rear aspect uPVC double glazed window. White suite comprising panel enclosed bath mixer tap and shower attachment over. Wash hand basin. Low level W.C with concealed cistern. Fully tiled shower cubicle. Half tiled walls. Heated towel rail. Tiled floor.

First Floor Landing
Doors to bedrooms.

Bedroom One
14'10 max x 10'2 (4.52m max x 3.10m)
Two front aspect uPVC double glazed windows. Fitted wardrobes to one wall.

Bedroom Two
11'11 x 8'3 (3.63m x 2.51m)
Rear aspect uPVC double glazed window. Fitted wardrobes to one wall. Radiator.

Bedroom Three
8'5 x 6'4 (2.57m x 1.93m)
Rear aspect uPVC double glazed window. Radiator.

Exterior

Rear Garden
Approx 32ft. Paved patio area. Remainder laid with artificial lawn, Garden shed. Outside light and tap. Rear pedestrian access.

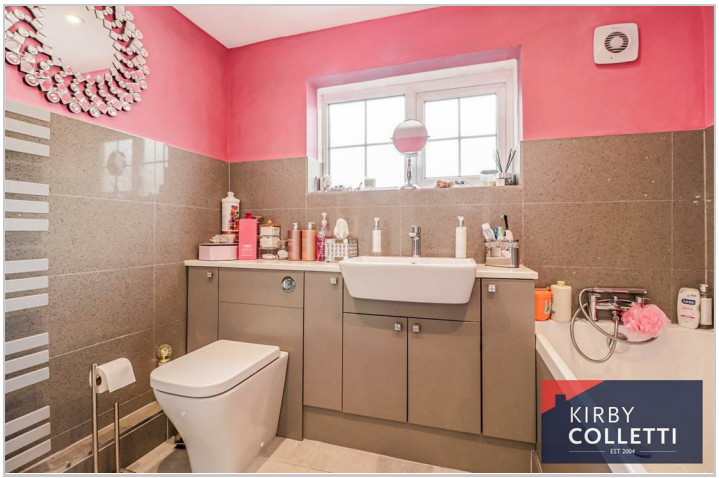
Front Garden
Driveway providing off street parking.


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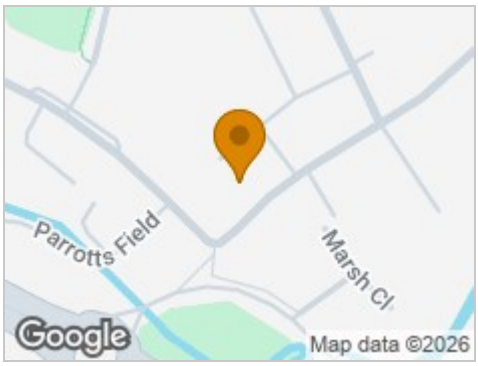

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Road Map



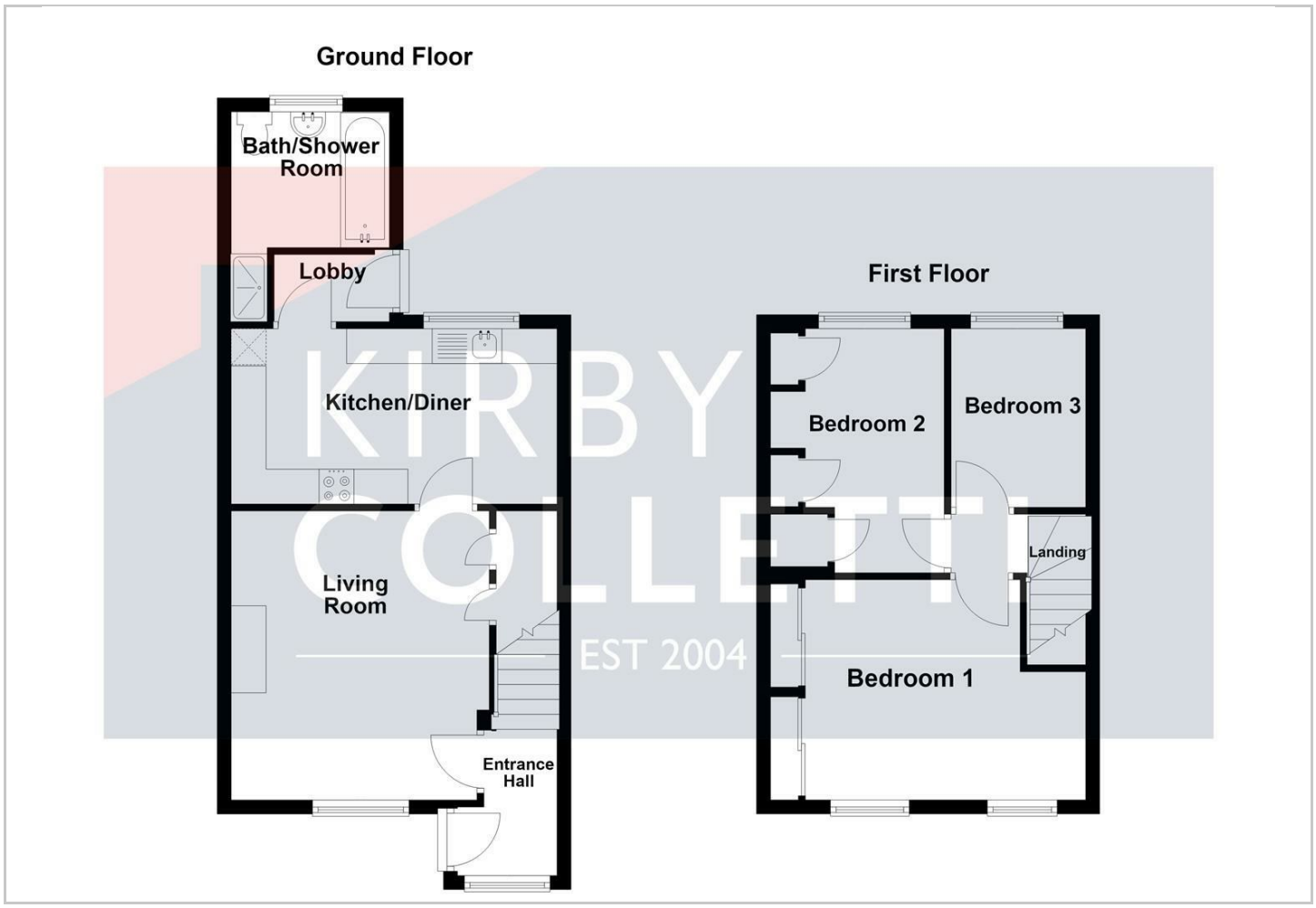
Hybrid Map



Terrain Map



Floor Plan

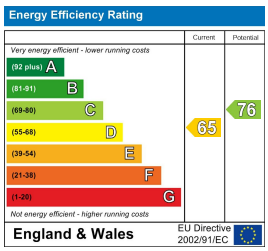


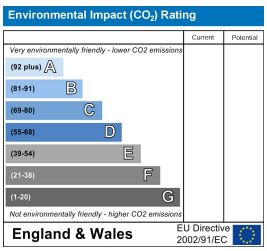
Viewing

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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