



## 8 Fairfield Road

Hoddesdon, EN11 9HG

**Guide Price £580,000**



Nestled on the charming Fairfield Road in Hoddesdon, this extended semi-detached house offers a delightful blend of space and modern living. With a generous 1,431 square feet of well-designed accommodation, this property is perfect for families seeking comfort and convenience.

The house boasts four spacious bedrooms, providing ample room for relaxation and privacy. The three reception rooms are versatile, allowing for a variety of uses, whether it be a cosy family lounge, a formal dining area, or a playroom for the children. The re-fitted kitchen is a standout feature, equipped with contemporary fixtures and fittings, making it a joy for any home cook.

Additionally, the property includes two well-appointed bathrooms, ensuring that morning routines run smoothly for the whole family. The en suite shower room adds an extra touch of luxury to the master bedroom, providing a private retreat.

For those with vehicles, the property offers off-street parking for up to three vehicles, along with a garage, making it a practical choice for busy households. The outdoor space is equally appealing, providing a safe and enjoyable environment for children to play or for hosting gatherings with friends and family.

In summary, this four-bedroom semi-detached house on Fairfield Road is a wonderful opportunity for anyone looking to settle in Hoddesdon. With its spacious layout, modern amenities, and convenient parking, it is sure to meet the needs of a growing family. Do not miss the chance to make this lovely house your new home.

- **Extended Four Bedroom Semi Detached House**
- **Conservatory**
- **Bathroom**
- **Garage and Driveway**
- **Lounge**
- **Re-Fitted Kitchen**
- **En Suite Shower Room**
- **Dining Room**
- **Cloakroom**
- **Gardens**



### Accommodation

Composite front door to:

### Entrance Hall

14'4 x 5'10 (4.37m x 1.78m)

Stairs to first floor. Under stairs storage cupboard. Radiator. Wooden flooring.

### Ground Floor W.C

7'3 x 6 (2.21m x 1.83m )

Low level W.C. Wash hand basin with cupboard below. Storage cupboard. Extractor fan. Tiled floor.

### Lounge

14'4 into bay x 11 (4.37m into bay x 3.35m)

Front aspect uPVC double glazed bay window. Feature fireplace with inset gas fire. Television aerial point. Laminate flooring. Double doors to:

### Dining Room

14'9 10'8 (4.50m 3.25m)

Feature fireplace with log burner. Laminate wood flooring. Access to:

### Re-Fitted Kitchen

15'5 max x 12 max (4.70m max x 3.66m max)

Dual aspect uPVC double glazed windows and door to conservatory. Range of wall and base mounted units with worksurfaces over. Inset stainless steel sink unit. Range cooker. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Tiled floor.

### Conservatory

13'1 x 7'7 (3.99m x 2.31m)

uPVC Double glazed windows and double doors to garden. Laminate floor. Wall light.

### First Floor Landing

Side aspect uPVC double glazed window. Stairs to second floor.

### Bedroom Two

14'8 into bay x 10'2 (4.47m into bay x 3.10m)

Front aspect uPVC double glazed bay window. Radiator. Laminate flooring.

### Bedroom Three

12 x 10'3 (3.66m x 3.12m)

Rear aspect uPVC double glazed window. Radiator. Laminate floor. Feature fireplace.

### Bedroom Four

8'2" x 6'4" (2.5 x 1.95)

Front aspect uPVC double glazed oriel window. Radiator. Laminate floor.

### Bathroom/W.C

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

Rear aspect uPVC double glazed window. White suite comprising tiled enclosed bath with wall mounted shower. Low level W.C. Pedestal wash hand basin. Chrome heated towel rail. Linen cupboard with radiator. Half tiled walls. Tiled floor.

### Second Floor Landing

Door to:

### Bedroom One

19'2 x 9'10 (5.84m x 3.00m)

Dual aspect with rear aspect uPVC double glazed window. Front aspect Velux window. Built in storage cupboard. Radiator. Recessed spotlights. Door to:

### En Suite Shower Room

7'1 x 5 (2.16m x 1.52m)

Rear aspect uPVC double glazed window. Fully tiled shower cubicle. Wash hand basin. Low level W.C. Radiator. Recessed spotlights. Fully tiled walls . Tiled floor.

### Exterior

#### Rear Garden

Paved patio with artificial lawn. Side pedestrian access to rear of garage. Storage shed.

#### Garage

20'7 x 6'10 (6.27m x 2.08m)

Light and power connected. Wall mounted gas central heating boiler.

#### Front Garden

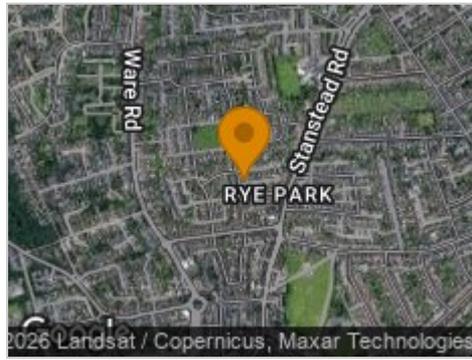
Off street parking for several cars.



## Road Map



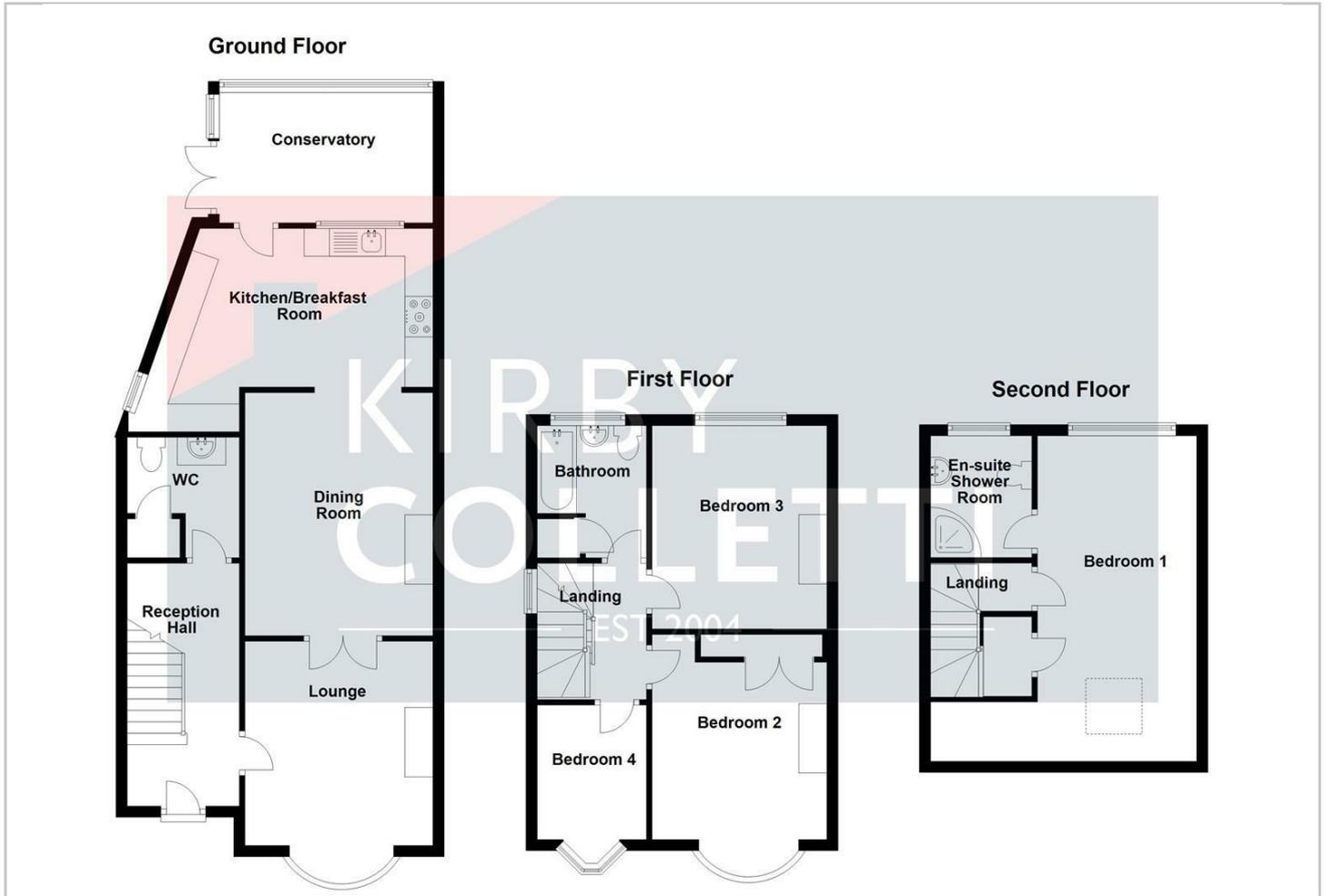
## Hybrid Map



## Terrain Map



## Floor Plan

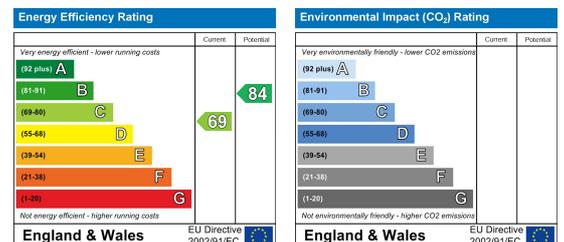


## Viewing

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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