



## 23 Wallers Way

Hoddesdon, EN11 9LH

**Price £489,995**

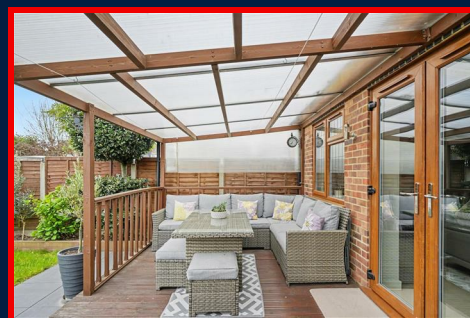


KIRBY COLLETTI are delighted to offer this immaculately presented THREE BEDROOM EXTENDED END OF TERRACE HOUSE. Situated in this highly sought after residential location, being within a short walk to Primary & Secondary Schooling. Also within a mile of Rye House Railway Station, River Lea and Hoddesdon's thriving Town Centre.

With accommodation in excess of 1200 sqft this deceptively spacious property offers excellent living accommodation with a 21ft Lounge/Diner which leads through to a bright and spacious 20ft Sitting Room to the rear and also access to the Fitted Kitchen and Breakfast Room to the front. To the first floor there are two double bedrooms and one spacious single bedroom and a refitted bath/shower room.

Also benefitting from Gas Heating to Radiators and uPVC Double Glazing throughout. A great feature for this property is the ample parking for several cars and a Garage to the front. The East Facing rear garden has a large covered decked area and neatly tended lawn to enjoy for all the seasons!

- SUPERBLY PRESENTED EXTENDED 3 BEDROOM END OF TERRACE
- APPROX. 1240sq ft OF ACCOMMODATION
- 2 LARGE RECEPTION ROOMS
- KITCHEN & SEPARATE BREAKFAST ROOM
- BATH/SHOWER ROOM /W.C
- 37ft EAST FACING REAR GARDEN
- GAS HEATING TO RADIATORS
- GARAGE & AMPLE PARKING TO FRONT
- uPVC DOUBLE GLAZING
- SOUGHT AFTER LOCATION



## ACCOMMODATION

### RECEPTION HALL

14'2 x 6' (4.32m x 1.83m)

### LOUNGE/DINING ROOM

21'5 x 10'5 (6.53m x 3.18m)

### SITTING ROOM

20'6 x 12'1 (6.25m x 3.68m)

### BREAKFAST ROOM

8'7 x 8'2 (2.62m x 2.49m)

### KITCHEN

11'6 x 6'1 (3.51m x 1.85m)

### LANDING

11'1 x 8'5 max (3.38m x 2.57m max)

### BEDROOM 1

12'7 x 10'7 (3.84m x 3.23m)

### BEDROOM 2

15 into recess x 8'1 (4.57m into recess x 2.46m)

### BEDROOM 3

8'7 x 7'7 (2.62m x 2.31m)

### BATH/SHOWER ROOM/W.C

12'6 x 5'9 (3.81m x 1.75m)

Three piece white suite and a separate shower cubicle.

## OUTSIDE

### FRONT GARDEN

Block paved drive providing off street parking enclosed by low level wall and additional paved are providing a great space for recycling bins etc and access to the Garage.

### REAR GARDEN

37ft deep.



## Road Map



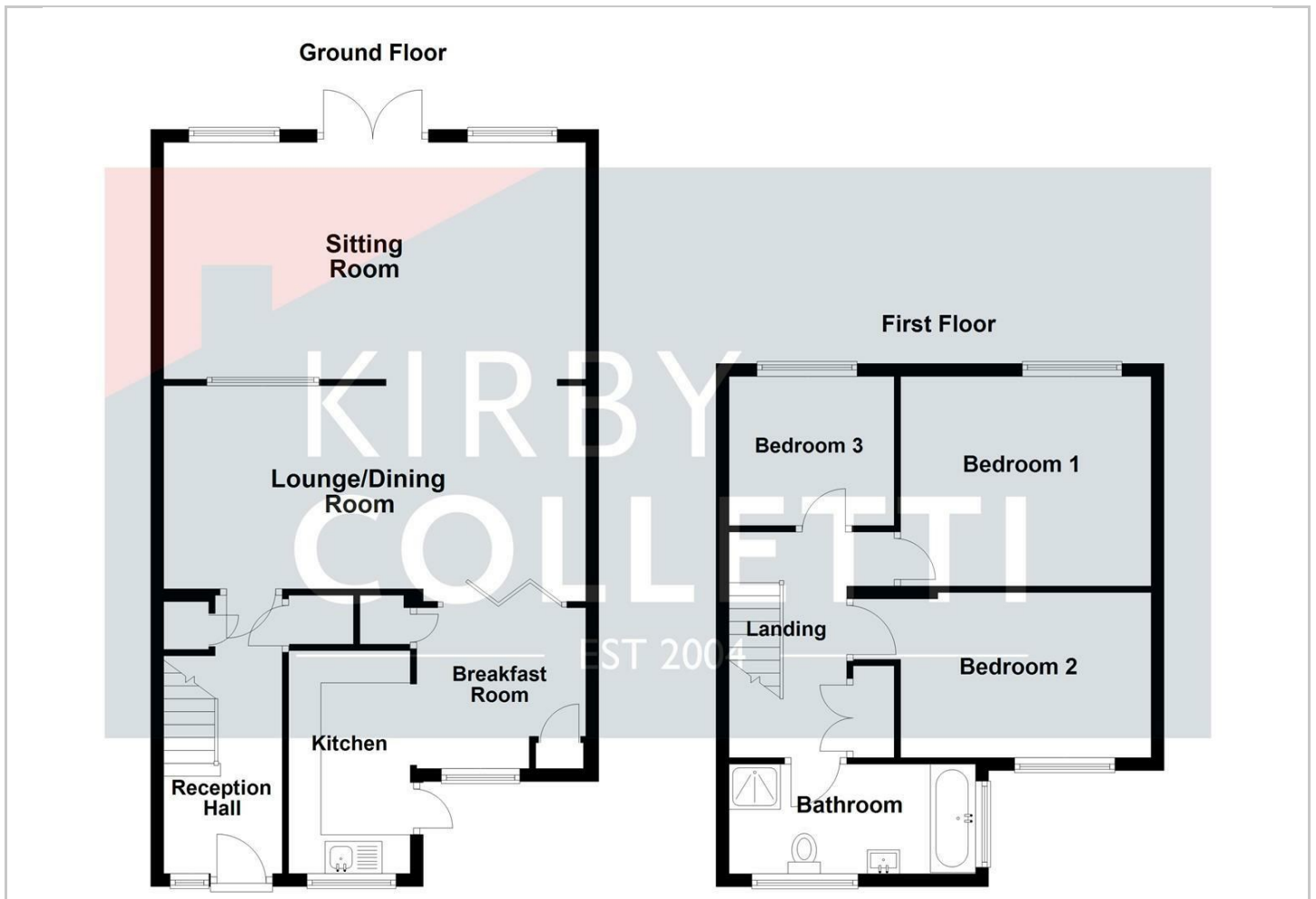
## Hybrid Map



## Terrain Map



## Floor Plan

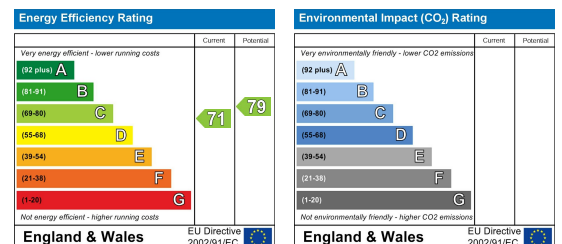


## Viewing

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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