



152 High Wood Road

Hoddesdon, EN11 9AZ

Offers In Excess Of £475,000



KIRBY COLLETTI are delighted to bring to market this IMMACULATELY PRESENTED THREE BEDROOM EXTENDED HOUSE . Situated in this highly regarded residential location conveniently situated within a short distance of Schooling For All Ages, Hoddesdon Town Centre, A10/M25 Road Links and Railway Stations in London.

The property offers 32ft Lounge/Dining Room, 18ft Kitchen/Breakfast Room, Bath/Shower Room/W.C, uPVC Double Glazing, Gas Heating To Radiators, Solar Panels, 85 ft Westerly Facing Rear Garden and Garage En Bloc

- IMMACULATELY PRESENTED
- 31'10" LOUNGE/DINER
- GAS HEATING & SOLAR PANELS
- uPVC DOUBLE GLAZING
- EXTENDED THREE BEDROOM HOUSE
- 18ft KITCHEN/BREAKFAST ROOM
- BATH/SHOWER ROOM
- HIGHLY REGARDED LOCATION
- 85ft WESTERLY FACING REAR GARDEN
- GARAGE EN BLOC



ACCOMMODATION

Entrance door to:

RECEPTION HALL

13'5 x 6 (4.09m x 1.83m)

Stairs with glass balustrade to first floor. Understairs storage cupboard. Coved ceiling. Radiator.

LOUNGE/DINING ROOM

31'10 x 12'3 max (9.70m x 3.73m max)

Front aspect uPVC double glazed window and rear aspect uPVC double doors to garden. Feature electric fireplace. Coved ceiling. Radiator.

KITCHEN/BREAKFAST ROOM

18 x 8'11 (5.49m x 2.72m)

Rear aspect uPVC double glazed window and door to garden. Range of Cream wall and base units with rolled edge worksurfaces over. Breakfast bar. Stainless steel single drainer sink unit. Plumbing for washing machine and tumble dryer. Built in electric oven with gas hob over. Space for fridge/freezer. Laminated wood flooring. Coved ceiling. Wall mounted gas boiler.

FIRST FLOOR LANDING

10'1 x 5'10 (3.07m x 1.78m)

Access to partially boarded and insulated loft via retractable ladder.

BEDROOM 1

12'7 x 12

Front aspect uPVC double glazed window. Fitted wardrobe. Radiator.

BEDROOM 2

12'6 x 11'10 max (3.81m x 3.61m max)

Rear aspect uPVC double glazed window. Fitted wardrobes. Radiator.

BEDROOM 3

8'10 x 7 max

Front aspect uPVC double glazed window. Radiator.

BATH/SHOWER ROOM/W.C

8'2 x 5'1 (2.49m x 1.55m)

Rear aspect uPVC double glazed window. Fully tiled walls. Panel enclosed bath. Low level W.C. Pedestal wash hand basin. Fully tiled shower cubicle. Recessed ceiling spotlights.

OUTSIDE

FRONT GARDEN

Laid to lawn with pathway leading to front entrance.

REAR GARDEN

Approx. 85ft deep. Westerly facing. Crazy paved patio, leading to lawn with flower borders. Vegetable plot. Greenhouse. Timber shed.

GARAGE

Close by en bloc.



Road Map



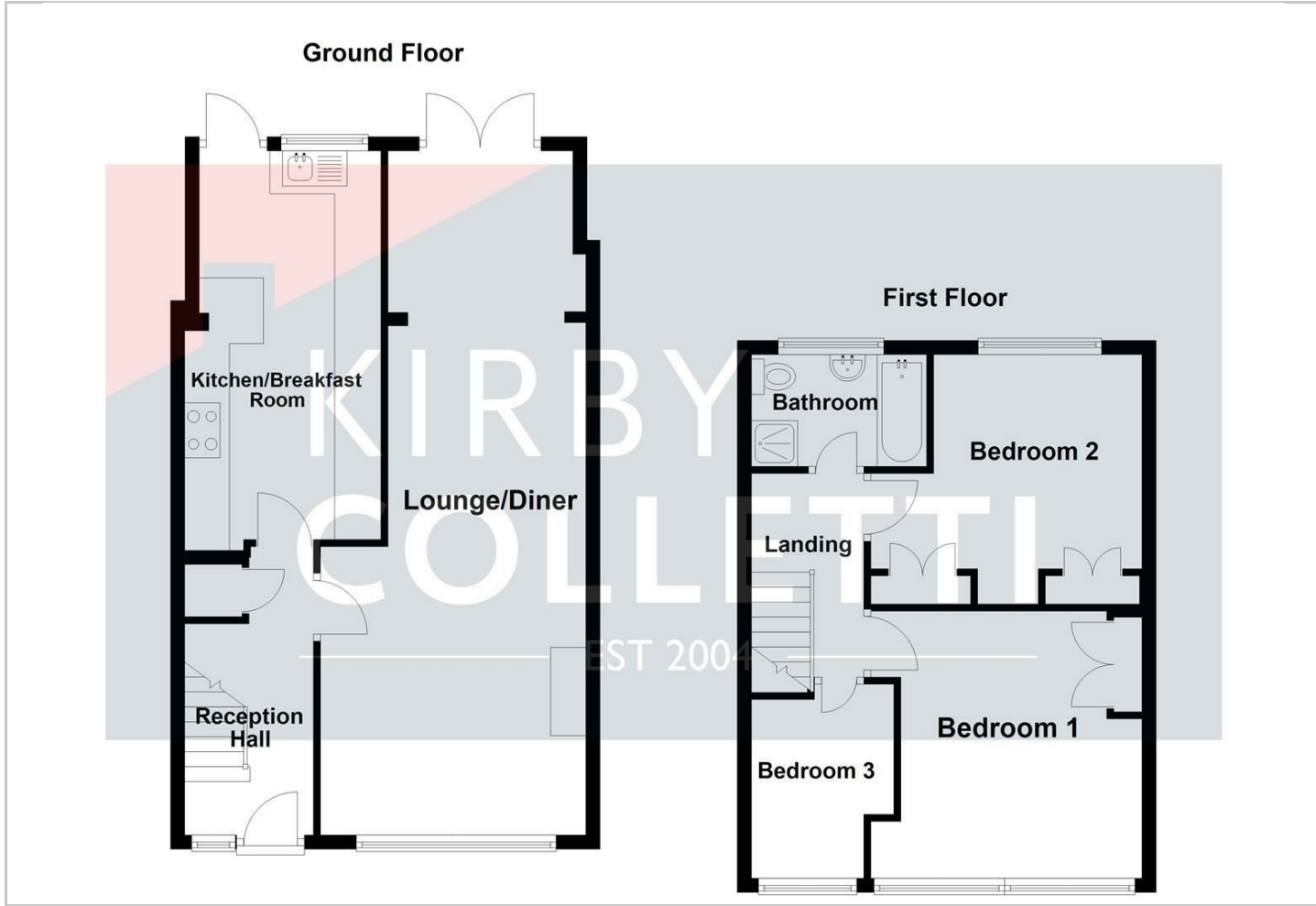
Hybrid Map



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

