

KIRBY COLLETTI EST 2004

Woodcock Cottage Goose Green, Hoddesdon, EN11 8SN

Price £849,950

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Woodcock Cottage Goose Green

Hoddesdon, EN11 8SN

- UNIQUE OPPORTUNITY
- 2/3rd OF AN ACRE PLOT SURROUNDED BY WOODLAND
- STABLES
- KITCHEN/BREAKFAST ROOM
- CHAIN FREE
- CHARMING FOUR BEDROOM SEMI DETACHED
- DETACHED DOUBLE GARAGE WITH OFFICE ABOVE
- TWO RECEPTION ROOMS
- EN SUITE SHOWER ROOM
- OIL FIRED HEATING & SEPTIC TANK DRAINAGE

A unique opportunity to acquire this charming FOUR BEDROOM SEMI DETACHED HOUSE lying on an attractive 2/3rd of an Acre plot. Set in this tranquil semi rural woodland location, which is moments away multiple bridleways. Yet benefitting from being within a short drive of Hoddesdon & Hertford Town Centre with their wealth of amenities.

The property features Lounge, Dining Room, Kitchen/Breakfast Room, Detached Double Garage with Room Above, Stables, Ground Floor Bedroom with En Suite, Oil Fired Heating, Spacious Entrance Hall and Ground Floor W.C.





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ACCOMMODATION

SPACIOUS ENTRANCE HALL

GROUND FLOOR W.C
5'7 x 4'8 max (1.70m x 1.42m max)

DINING ROOM 16'9 x 11'1 (5.11m x 3.38m)

GROUND FLOOR BEDROOM
14'2 x 9'11 (4.32m x 3.02m)

EN SUITE SHOWER ROOM 5'11 x 5'9 (1.80m x 1.75m)

LOUNGE 19'4 x 14'8 max (5.89m x 4.47m max)

KITCHEN/BREAKFAST ROOM
21'7 x 17'11 at widest points (6.58m x 5.46m at widest points)

FIRST FLOOR LANDING



BEDROOM 2
13'9 x 13 at widest points (4.19m x 3.96m at widest points)

BEDROOM 3 14'10 x 9'10 (4.52m x 3.00m)

BEDROOM 4 9'11 x 7'8 (3.02m x 2.34m)

BATHROOM/W.C

OUTSIDE

DETACHED DOUBLE GARAGE
21'10 x 19'10 (6.65m x 6.05m)

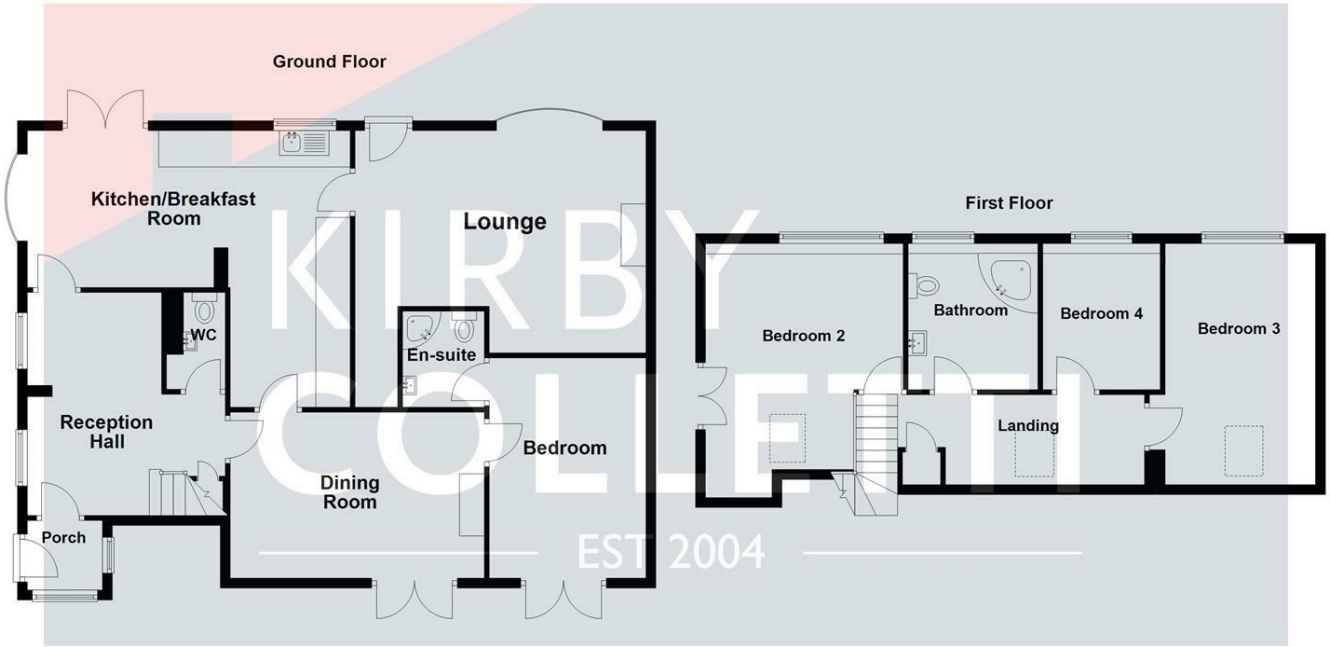
OFFICE/PLAYROOM 21'5 x 12'3 (6.53m x 3.73m)



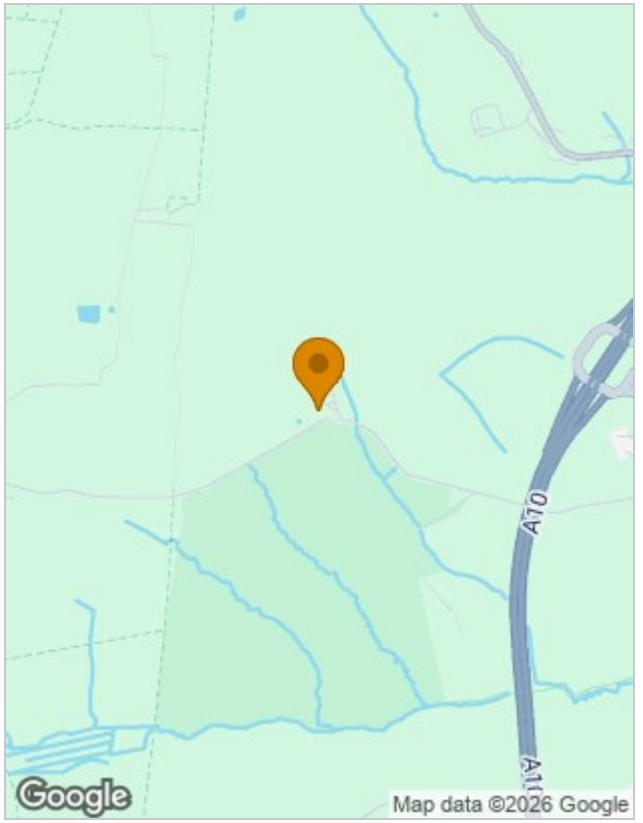



Dentalife
GLOVEMAN
KIRBY
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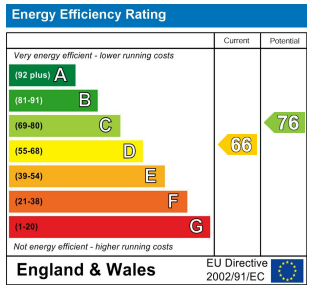
Floor Plans

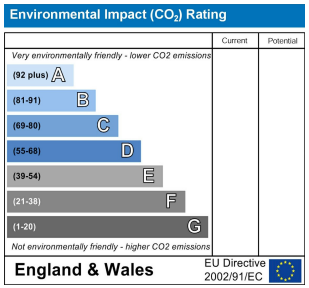


Location Map



Energy Performance Graph





Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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