



## 3 Woodside

Hertford Heath, SG13 7PS

**Price £550,000**



OFFERED CHAIN FREE!! KIRBY COLLETTI are delighted to market this TWO DOUBLE BEDROOM DETACHED BUNGALOW, situated in a small cul de sac with the added benefit of the property backing onto the Hertford Heath Nature Reserve. Located just a short walk to The College Arms Pub and Local Convenience Store. Also within a short drive to Hoddesdon & Hertford Town Centre's with their wealth of amenities and Rail Links into London.

The property features 21ft Lounge/Diner, 48ft Rear Garden, Kitchen, Shower Room/W.C., Gas Heating To Radiators, uPVC Double Glazing and Ample Off Street Parking To Front.

- TWO DOUBLE BEDROOM DETACHED BUNGALOW
- 21ft LOUNGE/DINER
- QUIET CUL-DE-SAC
- SHORT WALK TO LOCAL SHOP AND PUBS
- IDYLIC LOCATION BACKING ONTO HERTFORD HEATH NATURE RESERVE
- FITTED KITCHEN
- 48ft REAR GARDEN
- CHAIN FREE
- SHOWER/W.C
- PARKING FOR NUMEROUS CARS TO FRONT



## ACCOMMODATION

Entrance door to:

### ENTRANCE HALL

10'9 x 6'5 (3.28m x 1.96m)

Coved ceiling. Access to loft. Radiator. Airing cupboard with wall mounted gas boiler.

### LOUNGE/DINER

21'1 x 17'9 max (6.43m x 5.41m max)

Two rear aspect uPVC double glazed windows and door to garden. Feature fireplace. Two radiators. Coved ceiling. Door to Kitchen.

### KITCHEN

11 x 7'10 (3.35m x 2.39m )

Side aspect uPVC double glazed window. Range of wall and base mounted units with rolled edge worksurfaces over. Single drainer sink unit. Gas cooker point. Plumbing for washing machine and dishwasher. Space for fridge freezer.

### BEDROOM ONE

11'10 x 11'5 (3.61m x 3.48m)

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

## BEDROOM TWO

12 x 10 (3.66m x 3.05m)

Front aspect uPVC double glazed window. Coved ceiling. Radiator.

### SHOWER/W.C

Two side aspect uPVC double glazed window. Low level W.C. Pedestal wash hand basin. Fully tiled shower cubicle. Heated towel rail.

## OUTSIDE

### STORE ROOM

10'9 x 7'10 (3.28m x 2.39m)

Door to front. Door to:

### WORKSHOP

7'10 x 6 (2.39m x 1.83m)

Rear aspect window. Door to garden.

### REAR GARDEN

48ft Rear Garden.

### FRONT GARDEN

Parking for numerous cars to front.



## Road Map



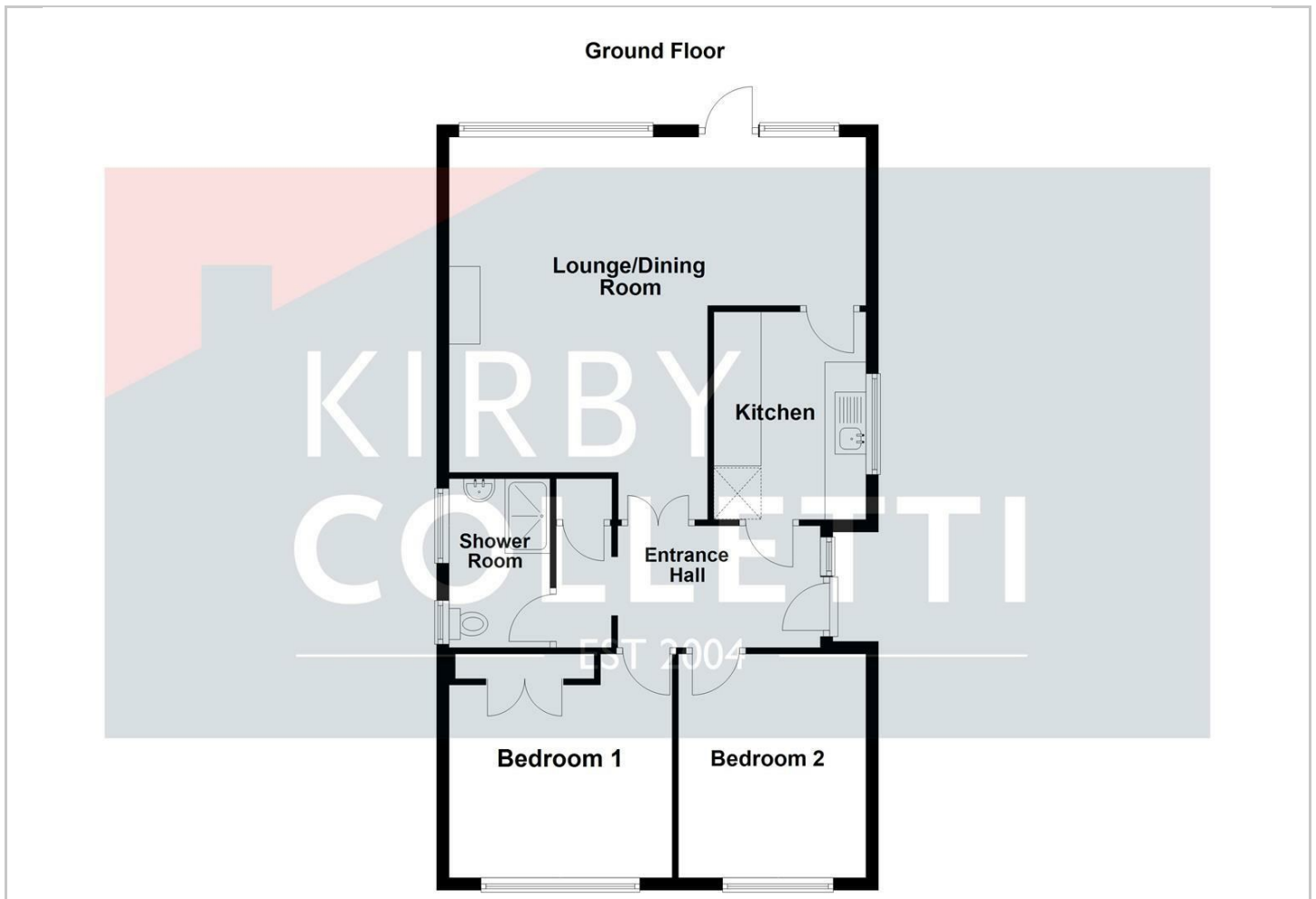
## Hybrid Map



## Terrain Map



## Floor Plan

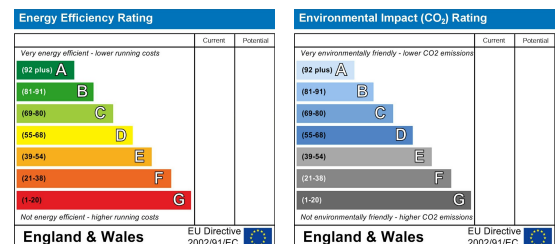


## Viewing

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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