



54 Admirals Walk

Hoddesdon, EN11 8AG

Price £550,000



KIRBY COLLETTI are delighted to market this very well presented FOUR BEDROOM END OF TERRACE HOUSE. Situated in this highly desirable location on the Hoddesdon/Broxbourne borders. Within a short walk to Schools, Broxbourne Railway Station and Hoddesdon Town Centre with its wealth of Shops/Restaurants.

Some of the features include 23ft Lounger/Diner, Kitchen, Ground Floor W.C, Study, Integral Garage, Gas Heating To Radiators, Double Glazed Windows, 52ft South/West Facing Rear Garden and Parking to Front for 2 Cars.

- HIGHLY REGARDED LOCATION
- KITCHEN
- uPVC DOUBLE GLAZED WINDOWS
- SHORT WALK TO BROXBORNE RAILWAY STATION
- FOUR BEDROOM END OF TERRACE
- 52ft SOUTH/WEST FACING GARDEN
- STUDY
- 23ft LOUNGE
- GROUND FLOOR W.C.
- INTEGRAL GARAGE



ACCOMMODATION

Door to Entrance hall. Laminated wood flooring. Radiator. Stairs up to first floor.

LOUNGE/DINER

23ft into bay x 15'4 at widest point (7.01mft into bay x 4.67m at widest point)
Front aspect uPVC double glazed bay window. Laminated wood flooring. Feature fireplace with gas fired back boiler. Under stairs storage cupboard. Two radiators. Under stairs storage cupboard. Door to:

KITCHEN

15'3 x 7'7 (4.65m x 2.31m)
Rear aspect uPVC double glazed window. Range of Oak fronted wall and base units with worksurfaces over. Stainless steel sink unit. 4 Ring gas hob. Built in electric oven. Plumbing for washing machine and dishwasher. Door to:

REAR LOBBY

Door to rear garden. Door to Study and Door to:

GROUND FLOOR W.C

Rear aspect uPVC double glazed window. Fully tiled walls and floor. Low level W.C. Vanity wash hand basin. Radiator.

STUDY

9'2 x 6'11 (2.79m x 2.11m)
Laminated wood flooring. Door to Integral garage.

LANDING

Access to loft via retractable ladder.

BEDROOM 1

16 max x 12'9 into bay (4.88m max x 3.89m into bay)
Front aspect uPVC double glazed bay window and

separate window to front. Two fitted wardrobes. Radiator.

BEDROOM 2

10 x 7'9 (3.05m x 2.36m)
Rear aspect uPVC double glazed window. Radiator.

BEDROOM 3

9'5 x 6'10 (2.87m x 2.08m)
Front aspect uPVC double glazed window. Radiator

BEDROOM 4

7'7 x 7'5 (2.31m x 2.26m)
Rear aspect uPVC double glazed window. Radiator.

BATH/SHOWER ROOM

Rear aspect uPVC double glazed window. Fully tiled walls. Panel enclosed bath with mixer tap and shower attachment. Low level W.C Fully tiled shower cubicle. Radiator.

OUTSIDE

FRONT GARDEN

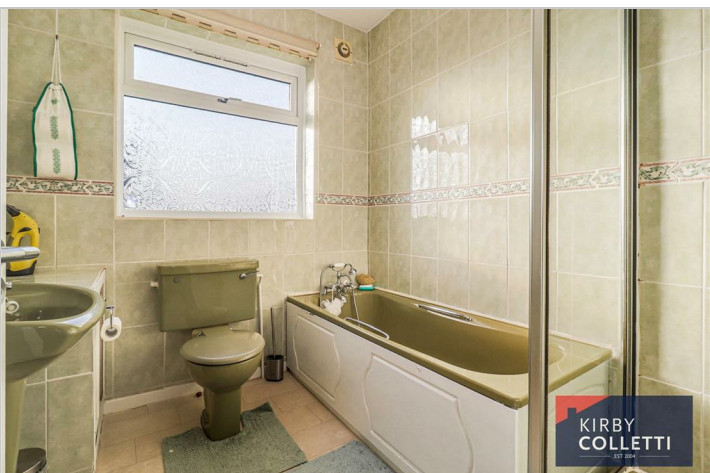
Block paved drive providing parking for 2 cars and access to integral garage.

INTEGRAL GARAGE

12'3 x 6'11 (3.73m x 2.11m)
Up and over door. Power and light connected. Door to rear lobby.

REAR GARDEN

South/West Facing. 52ft Deep. Paved patio leading to neatly tended lawn with well stocked flower and shrub borders. 12'10 x 8 Timber Summer house.



Road Map



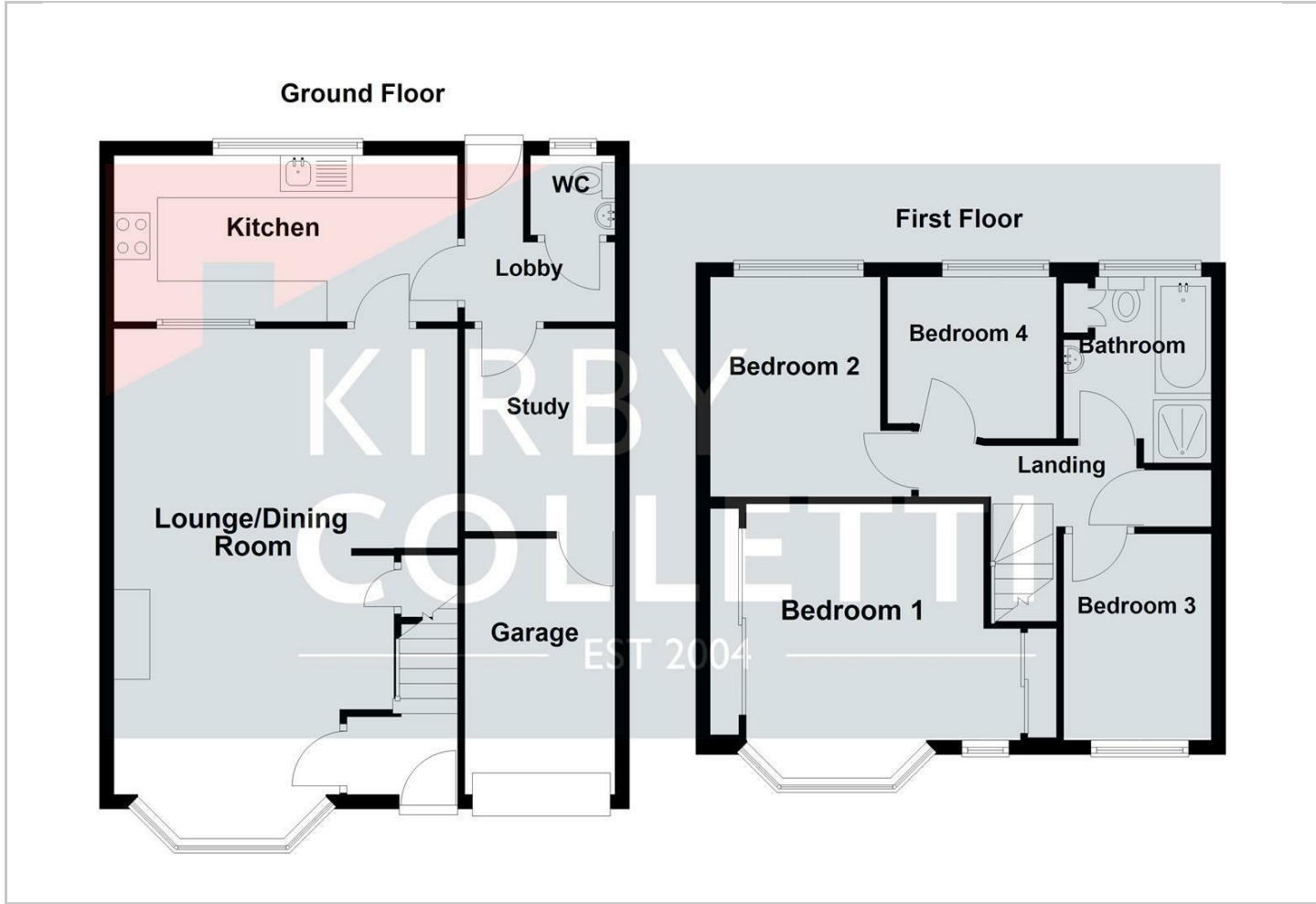
Hybrid Map



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

