KIRBY COLLETTI
EST 2004

RESIDENTIAL SALES & LETTINGS



7 Manor Road

Hoddesdon, EN11 9EB

Price £500,000

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OFFERED WITH NO UPWARD CHAIN !!! KIRBY COLLETTI are delighted to offer this superbly presented EXTENDED THREE BEDROOM SEMI DETACHED HOUSE that also benefits from a loft conversion which is currently unfinished. But with a small investment can be completed to create a further Double Bedroom, En Suite & Dressing Room.

Situated within this sought after residential location just a short walk from local shops, park and Rye House Railway Station. Also conveniently located for Hoddesdon Town Centre, Schooling For All Ages and a short drive to A10 /M25 Road Links.

Some of them many features include 26ft Lounge/Diner, Re Fitted Kitchen With Integrated Appliances, Re- Fitted Bath/Shower Room, uPVC Double Glazed Windows, Gas Heating To Radiator's, East Facing Garden with Two Garages To Rear and Off Street Parking To Front.

- SUPERBLY PRESENTED EXTENDED THREE BEDROOM SEMI -DET.
- LOFT CONVERSION TO BE COMPLETED
- 26ft LOUNGE
- 17ft KITCHEN/BREAKFAST ROOM
- GROUND FLOOR W.C
- TWO GARAGES TO REAR
- EAST FACING GARDEN
- SHORT WALK TO RYE HOUSE RAILWAY STATION
- CLOSE TO HODDESDON TOWN CENTRE
- NO UPWARD CHAIN







ACCOMMODATION
Entrance door to:

RECEPTION HALL
15 x 5'7 (4.57m x 1.70m)

GROUND FLOOR W.C
3'4 x 2'4 (1.02m x 0.71m)

LOUNGE/DINER
26'1 x 11'4 max (7.95m x 3.45m max)
Front aspect uPVC double glazed window. Double door to Kitchen/Breakfast Room.

KITCHEN/BREAKFAST ROOM
17'8 x 9'6 (5.38m x 2.90m)
Rear aspect uPVC double glazed window and sliding patio door to garden. Range of high gloss wall and base units with stone worksurfaces over. Inset stainless steel sink unit. Intreated dishwasher. Gas hob. Breakfast bar. 'Karndean' vinyl flooring. Recessed ceiling spotlights. Opening to :

UTILTY AREA
9'1 x 7'1 max (2.77m x 2.16m max)
Fitted with high gloss units, plumbing for washing machine and space for tumble dryer. Integrated full height fridge and freezer. Built in electric oven .

FIRST FLOOR LANDING
7'6 x 5'11 (2.29m x 1.80m)
Side aspect uPVC double glazed windows. Stairs up to Loft Conversion.

BEDROOM 1
12'8 x 10'9 (3.86m x 3.28m)
Front aspect uPVC double glazed window. Fitted wardrobes.

BEDROOM 2
13 x 10'9 max (3.96m x 3.28m max)
Rear aspect uPVC double glazed window.

BEDROOM 3
8'10 x 5'11 (2.69m x 1.80m)
Front aspect uPVC double glazed window.

BATH/SHOWER ROOM
9 x 6'11 max (2.74m x 2.11m max)
Rear aspect uPVC double glazed window. White suite comprising panel enclosed bath with mixer tap and tiled surround. Corner shower cubicle. Low level W.C. Wash hand basin with cupboards under. Tiled floor. Chrome heated towel rail. Recessed ceiling spotlights.

2nd FLOOR LANDING
Door to:

BEDROOM
12'7 x 10'5 (3.84m x 3.18m)
Rear aspect uPVC double doors with galzed Juliette balcony. Door to Dressing Room and Door to En Suite

DRESSING ROOM
15'6 max x 6'9 (4.72m max x 2.06m)
Two VELUX windows. Wall mounted gas boiler.

EN SUITE AREA
9'2 x 6 (2.79m x 1.83m)
Rear aspect uPVC double glazed window.

OUTSIDE

FRONT GARDEN
Block paved drive providing parking for 2 cars.

REAR GARDEN
East facing. 36ft (to rear of garage) Paved patio with remainder laid to lawn. Pedestrian side and rear access. Outside lights, power point and tap.

GARAGE 1
20'8 x 9 (6.30m x 2.74m)

GARAGE 2
17'7 x 10 (5.36m x 3.05m)

OFFICE
9'11 x 5'7 (3.02m x 1.70m)
Situated to rear of Garage 2.

AGENTS NOTES
*** The square footage stated includes the unfinished loft conversion. ***

COUNCIL TAX: Borough Of Broxbourne, BAND D


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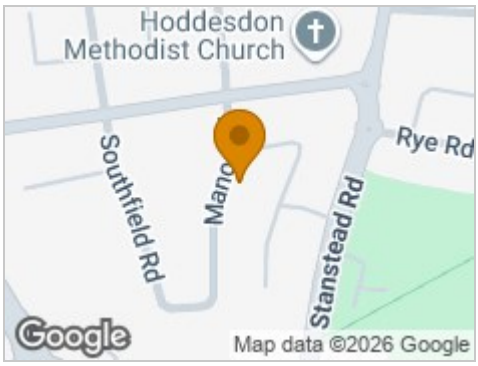

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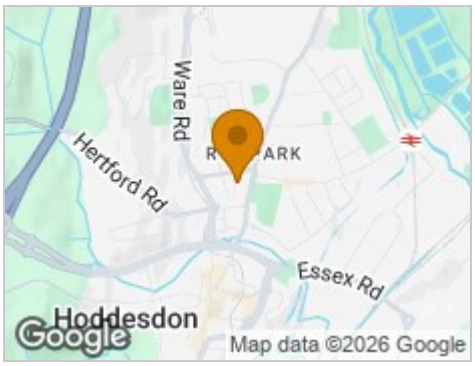
Road Map



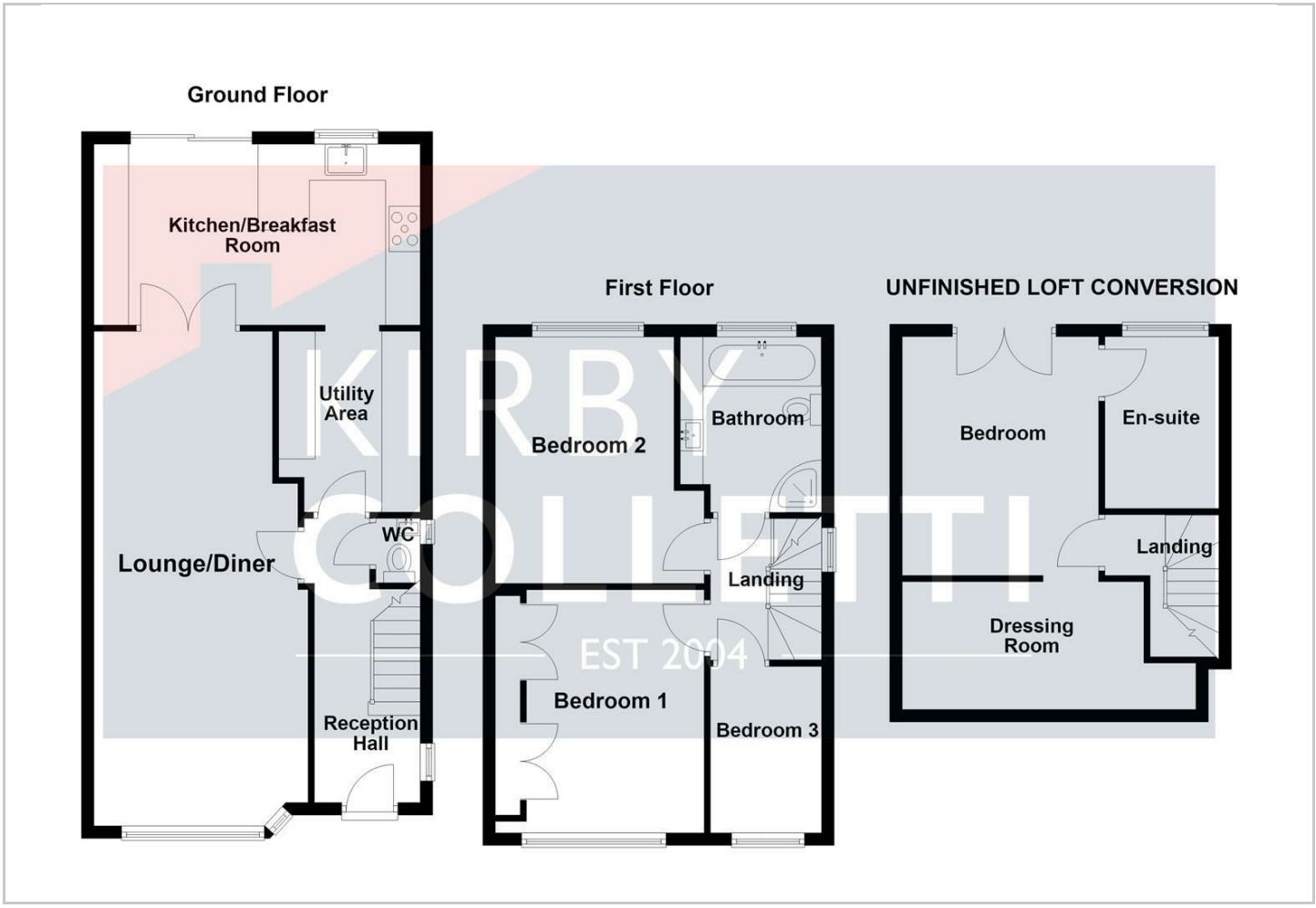
Hybrid Map



Terrain Map



Floor Plan

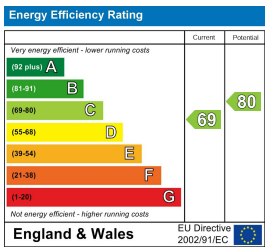


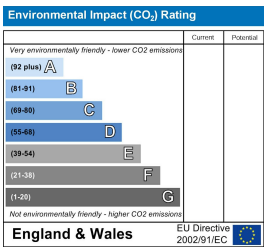
Viewing

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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