



## 41 River Avenue

Hoddesdon, EN11 0JT

**£399,995**



KIRBY COLLETTI are delighted to market this well presented TWO BEDROOM TERRACED HOUSE. Situated in this popular residential location being within a short walk to local shops, restaurants, Park, River Lea, Rye House Railway station and Hoddesdon Town Centre.

The property has been well maintained by the present owners. Some of the features include 20'11 Lounge/Dining Room, Kitchen, uPVC Conservatory, Ground Floor Bathroom, Plus Re-Fitted Upstairs Bathroom, Gas Heating To Radiators, uPVC Double Glazing, 77ft Rear Garden and Off Street Parking To Front.

- Chain Free
- Kitchen
- Re-Fitted Upstairs Bathroom
- 77ft Rear Garden
- Two Bedrooms
- uPVC Double Glazed Conservatory
- uPVC Double Glazing
- Lounge/Dining Room
- Downstairs Bathroom
- Off Street Parking



## Accommodation

Composite front door to:

### Entrance Porch

4'11 x 3 (1.50m x 0.91m)

Front aspect uPVC double glazed window. Tiled floor. Door to:

### Entrance Hall

Stairs to first floor. Radiator. Door to:

### Lounge/Dining Room

20/11 x 14'2 (6.10m/3.35m x 4.32m)

Front aspect uPVC double glazed window. Two radiators. Understairs storage cupboard housing meters. Television aerial point. Wall mounted electric fire. Recessed ceiling spotlights. Coved ceiling. Access to:

### Kitchen

13'4 x 5'3 (4.06m x 1.60m)

Rear aspect uPVC double glazed window and uPVC double glazed door to conservatory. Range of wall and base mounted units. Roll edged work surfaces. Inset single drainer stainless steel sink unit with mixer tap over. Built in gas four ring hob. Extractor hood over. Built in oven below. Plumbing for dishwasher.

### uPVC Conservatory

11'1 max x 10 (3.38m max x 3.05m)

uPVC Double glazed windows and door to rear garden. Plumbing for washing machine. Laminate flooring.

### Downstairs Bathroom

6'4 x 5'9 (1.93m x 1.75m)

Rear aspect uPVC double glazed window. White suite comprising panel enclosed bath with mixer tap and shower attachment over. Wall mounted shower

screen. Pedestal wash hand basin. Low level W.C. Walls fully tiled. Heated towel rail. Tiled floor. Storage cupboard. Extractor fan.

### First Floor Landing

Loft access. Doors to bedrooms and Re-Fitted bathroom.

### Bedroom One

14 max x 10'4 (4.27m max x 3.15m)

Front aspect uPVC double window. Radiator. Fitted wardrobes to one wall.

### Bedroom Two

10'4 x 8'10 (3.15m x 2.69m)

Rear aspect uPVC double glazed window. Radiator.

### Re-Fitted Bathroom

7'1 x 5'10 (2.16m x 1.78m)

Rear aspect uPVC double glazed window. White suite comprising panel enclosed bath. Wall mounted shower and shower screen. His and hers sinks. Low level W.C. Heated towel rail. Fully tiled walls.

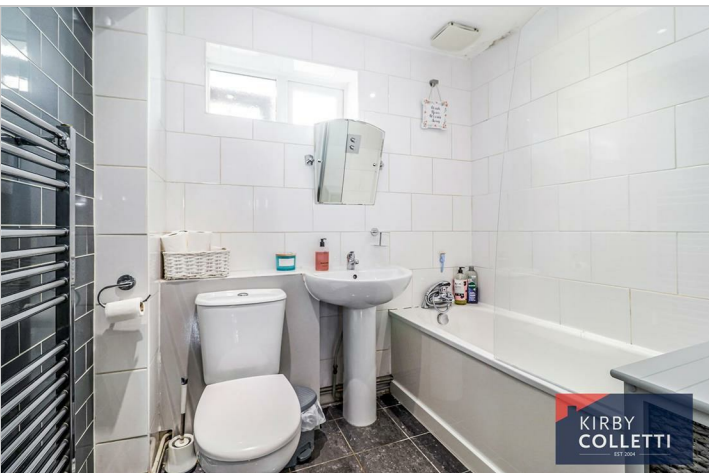
### Exterior

#### Rear Garden

Approximately 77 ft. Paved patio area. Remainder laid to lawn. Raised shrub borders. Outside water tap. Brick built store room 17 x 10'2 with light and power connected. Rear pedestrian access.

#### Front Garden

Driveway providing off street parking.



## Road Map



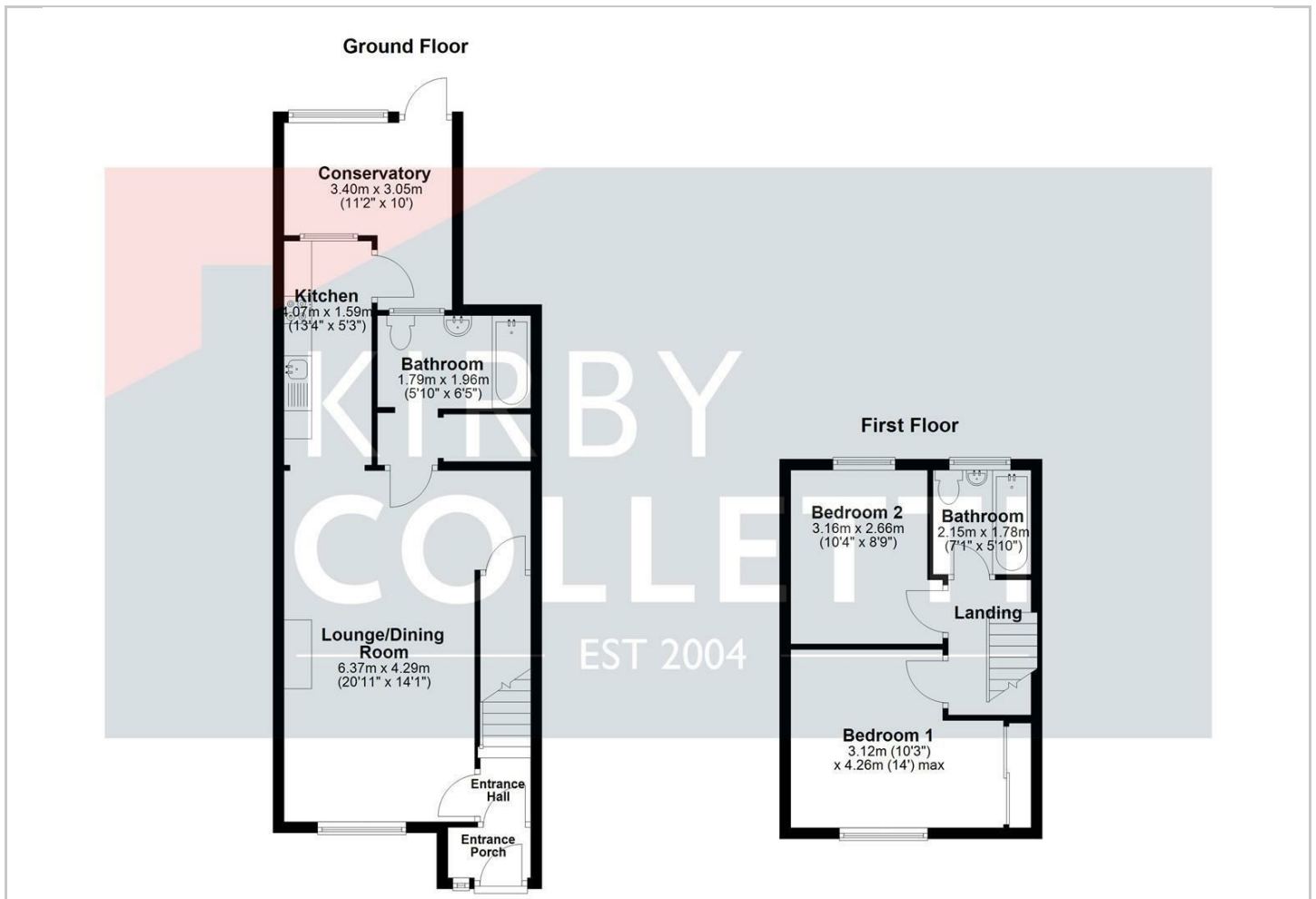
## Hybrid Map



## Terrain Map



## Floor Plan

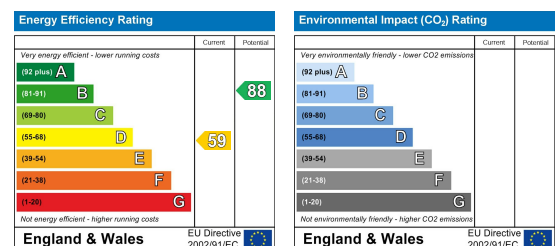


## Viewing

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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