



88 River Avenue

Hoddesdon, EN11 0JU

Price £429,950



KIRBY COLLETTI are delighted to bring to market this IMMACULATELY PRESENTED THREE BEDROOM EXTENDED END OF TERRACE HOUSE situated in this sought after residential location. Within a short walk to Local Shops/Restaurant's, River Lea and Rye House Railway Station. Also a short drive to A10 & M25 road links.

Some of the many features include 22'3" Bay Fronted Lounge/Diner, 13'3" Kitchen/Breakfast Room, Luxury Bathroom/W.C, uPVC Double Glazed Windows, Gas Heating To Radiators, Double Garage To Rear, 67ft South/West Facing Rear Garden and Parking To Front For 2 Cars.

- IMMACULATELY PRESENTED THREE BEDROOM END OF TERRACE
- 22ft BAY FRONTED LOUNGE/DINER
- 13ft KITCHEN/BREAKFAST ROOM
- 67ft SOUTH/WEST FACING REAR GARDEN
- DOUBLE GARAGE TO REAR
- LUXURY BATHROOM
- uPVC DOUBLE GLAZED WINDOWS
- GAS HEATING TO RADIATORS
- PARKING TO FRONT
- SHORT WALK TO RAILWAY STATION



ACCOMMODATION

Entrance door to:

ENTRANCE HALL

Stairs up to first floor. Recessed ceiling spotlights. Radiator. Door to:

LOUNGE/DINER

22'3 into bay x 14'3 at widest point (6.78m into bay x 4.34m at widest point)
Front aspect uPVC double glazed bay window. Feature fireplace with fitted gas fire. Two radiators. Under stairs storage cupboard. Wooden glazed double doors to:

KITCHEN/BREAKFAST ROOM

13'3 x 9 (4.04m x 2.74m)
Rear aspect uPVC double glazed window and double doors to rear garden. Wooden fronted wall and base units with rolled edge work surfaces over. Stainless steel single drainer sink units. Built in electric oven with gas hob over. Plumbing for washing machine and dishwasher. Recessed ceiling spotlights. Vertical radiator. Tiled floor.

FIRST FLOOR LANDING

Side aspect uPVC double glazed window. Access to boarded loft via retractable ladder.

BEDROOM 1

14'3 max x 12 into bay (4.34m max x 3.66m into bay)
Front aspect uPVC double glazed bay window and separate window to front. Fitted wardrobes and shelving. Recessed ceiling spotlights. Radiator.

BEDROOM 2

11'2 x 6'3 (3.40m x 1.91m)
Rear aspect uPVC double glazed window. Radiator. Recessed ceiling spotlights.

BEDROOM 3

9'6 x 7 (2.90m x 2.13m)
Rear aspect uPVC double glazed window. Radiator. Recessed ceiling spotlights.

BATHROOM/W.C

8'4 x 5'6 (2.54m x 1.68m)
Re-fitted White suite comprising panel enclosed bath with mixer tap, shower attachment and separate shower unit with glazed screen and tiled surround. Circular wash basin with cabinet below. Toilet with concealed cistern. Chrome heated towel rail. Recessed ceiling spotlights.

OUTSIDE

FRONT GARDEN

Block paved drive providing parking for 2 cars.

REAR GARDEN

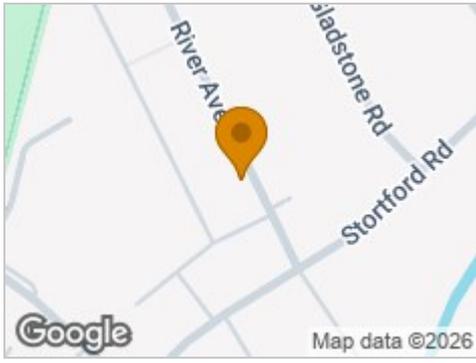
67ft deep. South/West facing. Laid to lawn, pedestrian side access, outside tap. Timber storage shed with power and light connected. Door to:

DOUBLE GARAGE

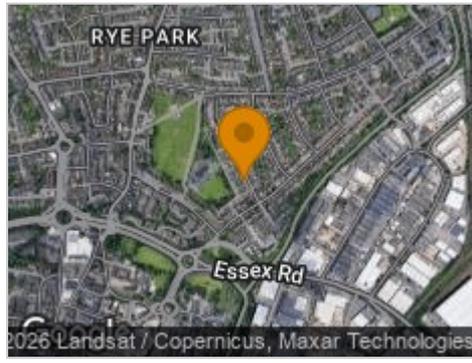
17'11 x 14'9 (5.46m x 4.50m)
Roller shutter door. Power and light connected.



Road Map



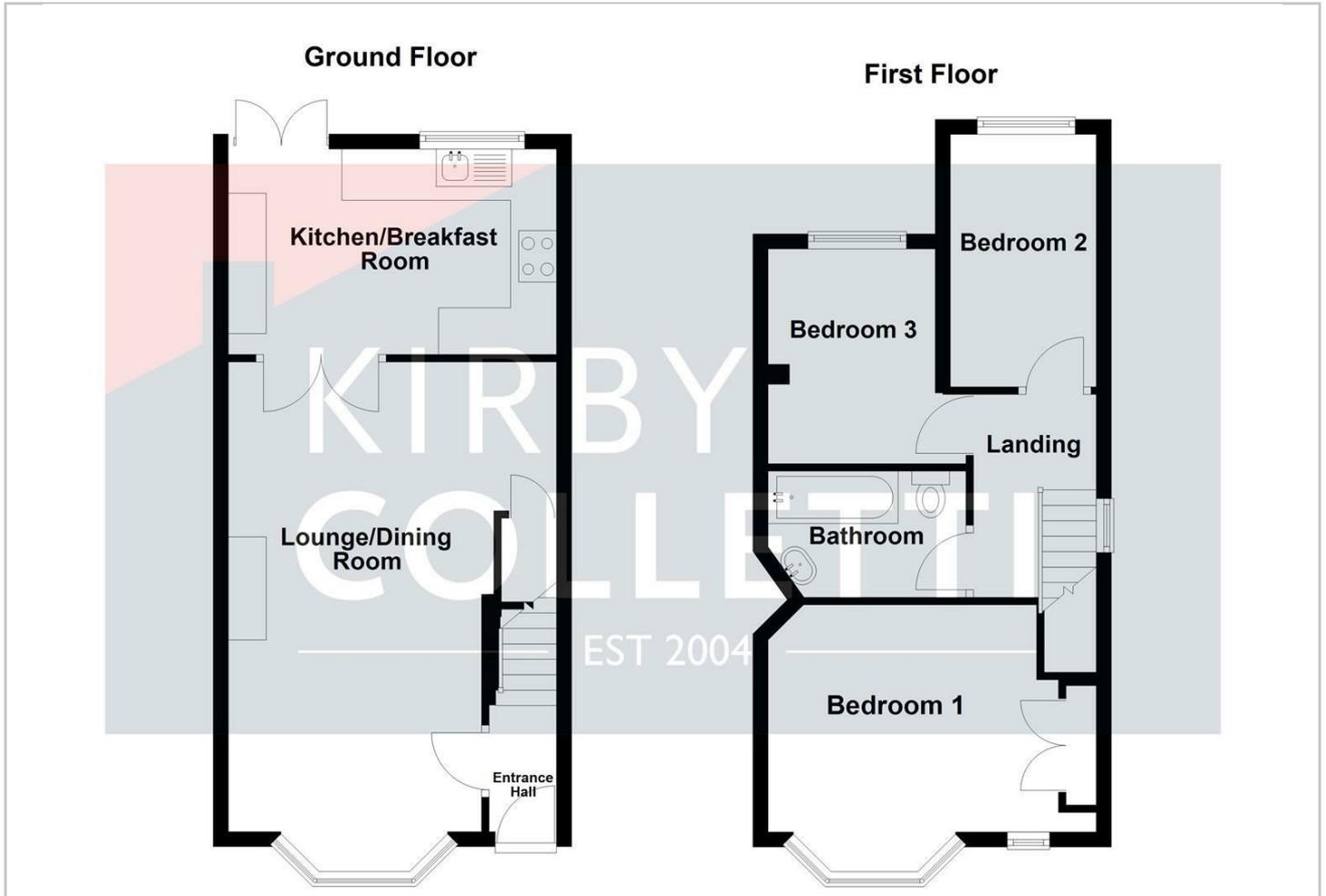
Hybrid Map



Terrain Map



Floor Plan

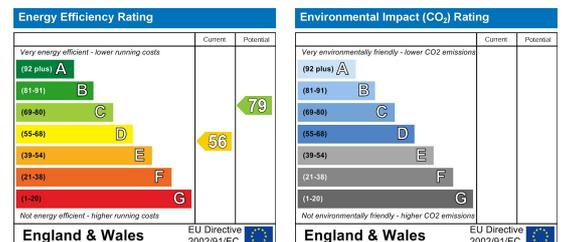


Viewing

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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