



## 144 Stanstead Road

Hoddesdon, EN11 0RW

**Price £510,000**



**\*\*Chain Free\*\*** Kirby Colletti are pleased to offer this extended three bedroom semi-detached house, ideally positioned within easy access to all local amenities including Rye House Train Station (with direct links into the City in approximately 35 minutes), well-regarded schools, bus services, and Hoddesdon Town Centre with its comprehensive shopping facilities, as well as A10/M25 links.

The property also benefits from being close to the Lea Valley walking and cycle tracks, Rye House go-karting, and a range of local sports facilities.

Internally, the property offers a lounge/dining room, kitchen, cloakroom and bathroom, along with a garage, rear garden and off-street parking.

- Chain Free
- Kitchen
- Garage
- Three Bedroom Extended Semi Detached House
- Cloakroom
- Off Street Parking
- Lounge/Dining Room
- Bathroom
- Gardens



### Accommodation

uPVC Double glazed front door to:

#### Entrance Porch

5'6 x 2'9 (1.68m x 0.84m)

Tiled floor. Door to:

#### Entrance Hall

Stairs to first floor. Storage cupboard. Laminate floor. Door to:

#### Cloakroom

4'9 x 2'7 (1.45m x 0.79m)

White suite comprising Low level W.C. Wash hand basin with tiled splashback. Tiled floor.

#### Lounge/Dining Room

18'8 x 14'6 (5.69m x 4.42m)

uPVC Double glazed casement door to rear garden. Rear aspect uPVC double glazed window. Feature fireplace with inset gas coal effect fire. Double and single radiators. Coved ceiling. Recessed spotlights. Laminate floor.

#### Kitchen

12'11 x 10'4 (3.94m x 3.15m)

Front aspect uPVC double glazed window. Range of wall and base mounted units. Roll edged worksurfaces over. Inset single drainer stainless steel sink unit. Gas cooker point. Plumbing for washing machine. Space for fridge/Freezer. Radiator.

#### First Floor Landing

Three storage cupboards.

#### Bedroom One

14'4 x 10'10 (4.37m x 3.30m)

Rear aspect uPVC double glazed window. Radiator. Fitted wardrobe cupboard. Laminate flooring.

#### Bedroom Two

13'3 max x 9 (4.04m max x 2.74m)

Front aspect uPVC double glazed window. Radiator. Built in wardrobe cupboard. Laminate flooring.

#### Bedroom Three

11'3 x 7'5 (3.43m x 2.26m)

Rear aspect uPVC double glazed window. Radiator. Loft access. Laminate flooring.

#### Bathroom

6'11 x 5'10 (2.11m x 1.78m)

Front aspect uPVC double glazed window. White suite comprising panel enclosed bath. Wall mounted shower and shower screen. Low level W.C. Pedestal wash hand basin. Partly tiled walls. Radiator. Tiled floor.

#### Exterior

##### Rear Garden

56ft west facing. Paved patio area with remainder laid to lawn. Shrub borders. Outside water tap. Power point. Side pedestrian access.

##### Integral Garage

19'9 x 8 (6.02m x 2.44m)

Up and over door. Light and power connected.

##### Front Garden

Bloc paved driveway providing off street parking for several vehicles.



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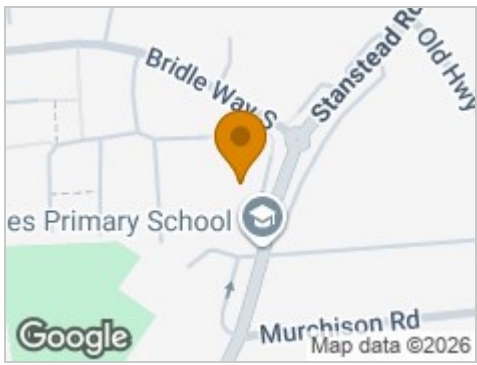


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## Road Map



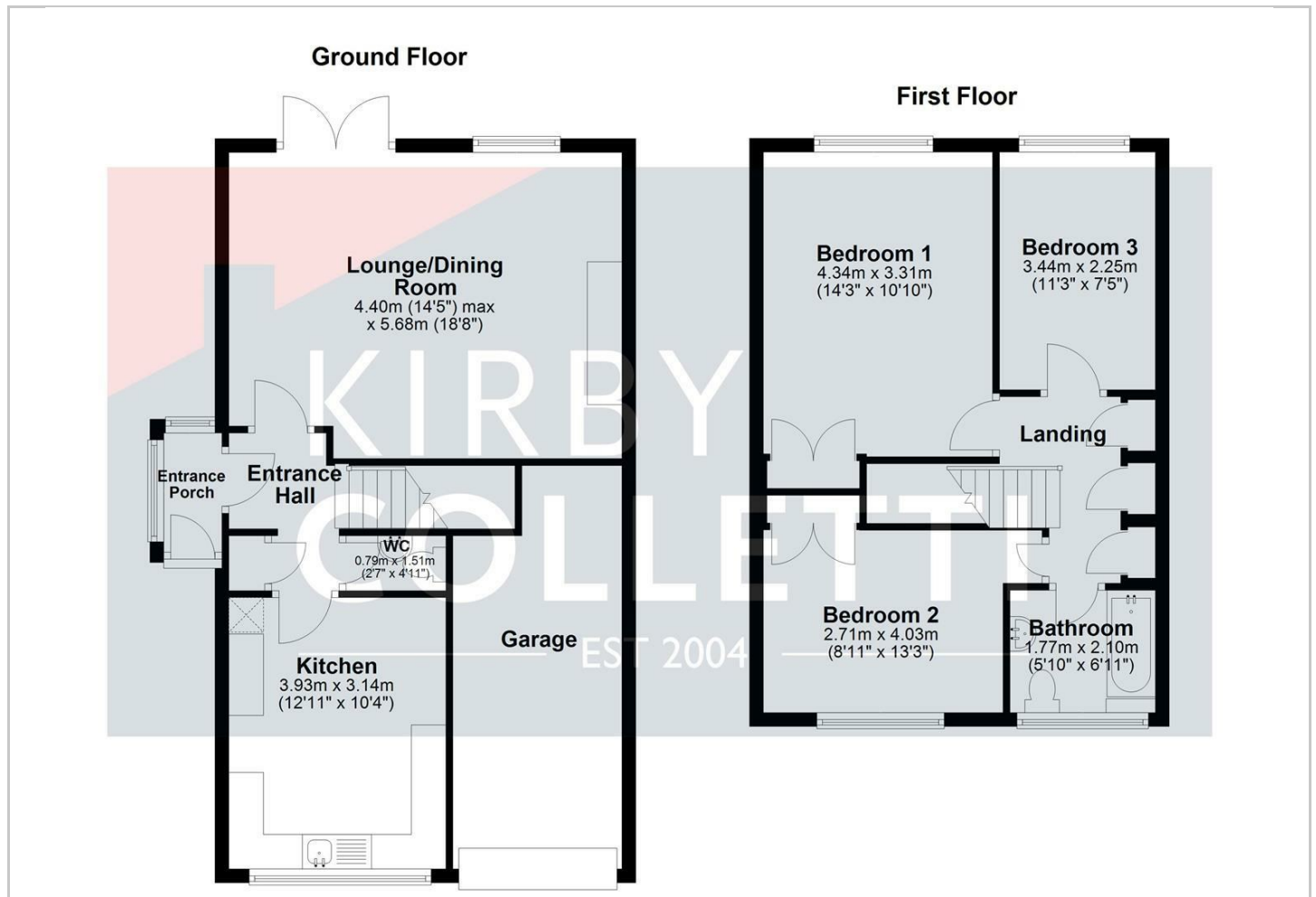
## Hybrid Map



## Terrain Map



## Floor Plan

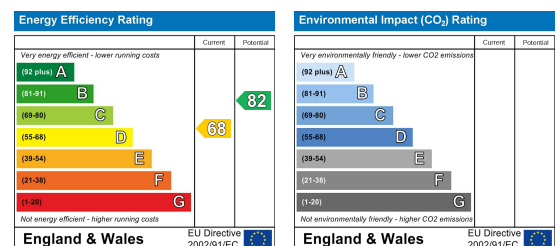


## Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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