KIRBY COLLETTI
EST 2004

RESIDENTIAL SALES & LETTINGS



33 Cheffins Road

Hoddesdon, EN11 9AS

Price Guide £475,000

3 1 2 D

*** Chain Free*** Kirby Colletti are delighted to offer this Three Bedroom Semi Detached House Situated in this highly regarded residential location conveniently situated within a short distance of Schooling For All Ages, Hoddesdon Town Centre, A10/M25 Road Links and Railway Stations in London.

The property offers potential to extended subject to usual planning Consents, Lounge, Separate Dining Room, Kitchen, Bathroom, Gas Central Heating, uPVC Double Glazing, Garage and Gardens.

- Chain Free
- Three Bedroom Semi Detached House
- Lounge
- Dining Room
- Kitchen
- Bathroom
- Garage and Driveway
- Gardens
- Sought After Location
- Gas Central Heating and Double Glazing







Accommodation
uPVC Double glazed front door to:

Entrance Hall
12'10 x 6 (3.91m x 1.83m)
Stairs to first floor. Understairs cupboard housing meters. Wall mounted electric heater. Door to:

Lounge
14'6 x 11'7 (4.42m x 3.53m)
Front aspect uPVC double glazed window. Wall mounted gas fire. Television aerial point. Coved Ceiling. Archway to:

Dining Room
8'7 x 8'3 (2.62m x 2.51m)
Rear aspect uPVC double glazed window. Radiator. Archway to:

Kitchen
9'1 x 8'2 (2.77m x 2.49m)
Rear aspect uPVC double glazed window and uPVC double glazed door to rear garden.. Range of wall and base mounted units. Roll edged worksurfaces. Inset single drainer stainless steel sink unit mixer tap over. Cooker point. Plumbing for washing machine. Space for fridge.

First Floor Landing
8'4 x 5'9 (2.54m x 1.75m)
Side aspect uPVC double glazed window. Loft access.

Bedroom One
12'9 x 10'7 (3.89m x 3.23m)
Front aspect uPVC double glazed window. Radiator. Built in wardrobes to one wall.

Bedroom Two
11'11 max x 10'4 (3.63m max x 3.15m)
Rear aspect uPVC double glazed window. Radiator. Fitted wardrobes.

Bedroom Three
7'7 x 7'1 (2.31m x 2.16m)
Front aspect uPVC double glazed window. Radiator.

Bathroom
8'3 x 5 (2.51m x 1.52m)
Rear aspect uPVC double glazed window. Coloured suite comprising panel enclosed bath mixer tap and shower attachment over. Pedestal wash hand basin. Low level W.C. Radiator. Fully tiled walls.

Exterior

Rear Garden
Laid mainly to lawn. Driveway providing access to Detached Garage.

Detached Garage
Up and over door.

Front Garden
Laid mainly to lawn. Driveway providing access to Detached Garage.


KIRBY
COLLETTI


KIRBY
COLLETTI


KIRBY
COLLETTI


KIRBY
COLLETTI


KIRBY
COLLETTI


KIRBY
COLLETTI


KIRBY
COLLETTI


KIRBY
COLLETTI

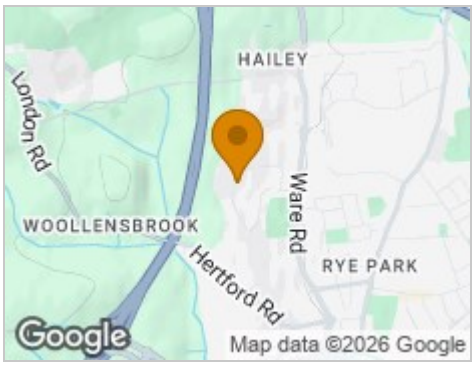
Road Map



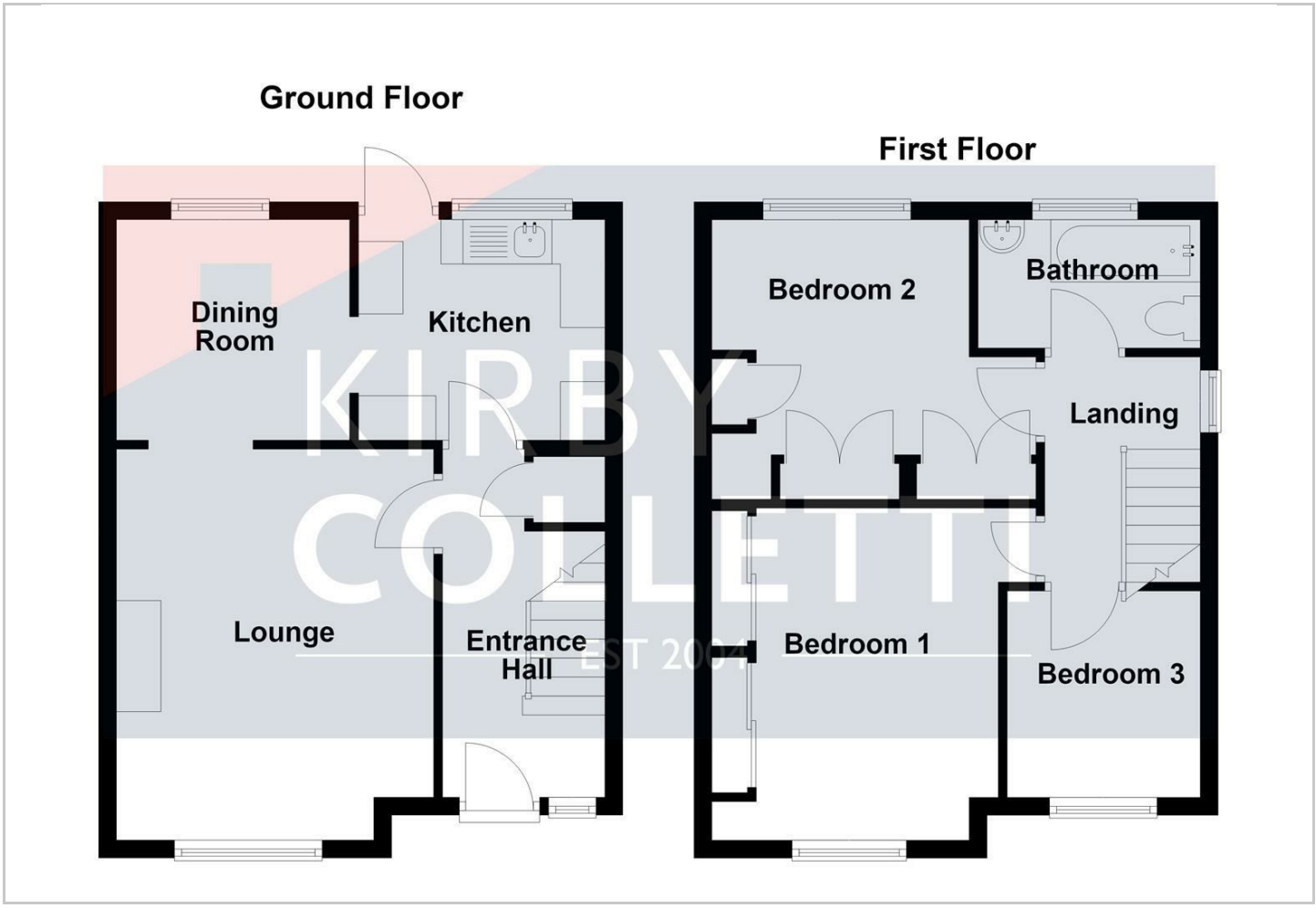
Hybrid Map



Terrain Map



Floor Plan

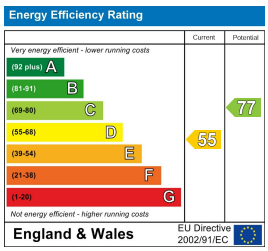


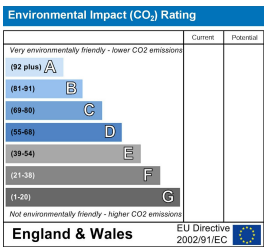
Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph





Kirby Colletti, 64 High Street, Hoddesdon, Hertfordshire EN11 8ET
T. 01992 471888 F. 01992 478555 E. homes@kirbycolletti.co.uk W. www.kirbycolletti.co.uk