KIRBY COLLETTI
EST 2004

RESIDENTIAL SALES & LETTINGS



10 Benford Road

Hoddesdon, EN11 8LW

Price £699,950

3 1 2

CHAIN FREE !!! KIRBY COLLETTI are delighted to market this THREE BEDROOM DETACHED HOUSE with excellent potential to substantially extend (subject to planning consents) . Situated in the most highly regarded residential location being within a short walk to the OFSTED Outstanding Sheredes Primary School and also conveniently positioned for Hoddesdon Town Centre, Barclay Park and Broxbourne's Railway Station.

The property features a Spacious Lounge/ Diner, Conservatory, Kitchen & Separate Utility Room, Ground Floor W.C. 55ft Deep South Facing Garden, Bathroom/W.C. Garage and Large Front Garden.

- CHAIN FREE
- EXCELLENT POTENTIAL TO EXTEND
- CONSERVATORY
- CLOSE TO EXCELLENT SCHOOLING
- HIGHLY REGARDED LOCATION
- 55ft SOUTH FACING GARDEN
- KITCHEN & SEPARATE UTILTY ROOM
- THREE BEDROOM DETACHED
- 22ft LOUNGE/DINER
- GROUND FLOOR W.C







ACCOMMODATION
Entrance door to:

ENTRANCE HALL
8'8 max x 5 (2.64m max x 1.52m)
Cloaks cupboard. Door to:

LOUNGE/DINER
22 x 20'11 at widest points (6.71m x 6.38m at widest points)
L SHAPED. Front aspect window and sliding patio door to Conservatory. Stairs up to first floor. Door to Kitchen.

CONSERVATORY
9'8 x 6'9 (2.95m x 2.06m)
7 sided uPVC double glazed windows and door to garden.

KITCHEN
9'9 x 91 (2.97m x 27.74m)
Rear aspect window. Range of wall and base units. Cupboard housing warm air boiler. Door to:

UTILITY ROOM
8'8 x 7'8 (2.64m x 2.34m)
Rear aspect window and door to rear garden. Wall and base units. Plumbing for washing machine. Door to Garage and Door to:

GROUND FLOOR W.C
4'7 x 2'5 (1.40m x 0.74m)
Side aspect window. Low level W.C.

FIRST FLOOR LANDING
7'10 x 6'1 (2.39m x 1.85m)
Cupboard housing boiler.

BEDROOM 1
14'8 into recess x 11'1 (4.47m into recess x 3.38m)
Front aspect window. Built in wardrobes. Access to loft.

BEDROOM 2
14'8 into recess x 8'2 (4.47m into recess x 2.49m)
Rear aspect window. Built in wardrobes.

BEDROOM 3
8'2 x 7'11 (2.49m x 2.41m)
Front aspect window.

BATHROOM/W.C
8'2 x 5'5 (2.49m x 1.65m)
Dual aspect window. Panel enclosed bath. Low level W.C. Pedestal wash hand basin.

OUTSIDE

FRONT GARDEN
Laid to lawn and block paved driveway providing parking and access to:

GARAGE
18'4 x 8'11 (5.59m x 2.72m)
Up and over door.

REAR GARDEN
South facing. Approx. 55 ft deep x 36ft wide. Paved patio, pedestrian side access, outside tap and outside light.

AGENTS NOTES
COUNCIL TAX: Borough Of Broxbourne, BAND F


KIRBY
COLLETTI


KIRBY
COLLETTI


KIRBY
COLLETTI


KIRBY
COLLETTI

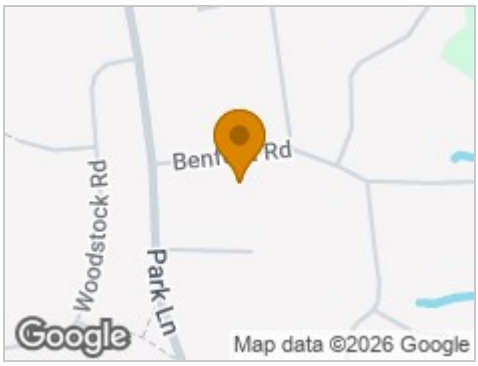

KIRBY
COLLETTI


KIRBY
COLLETTI


KIRBY
COLLETTI


KIRBY
COLLETTI

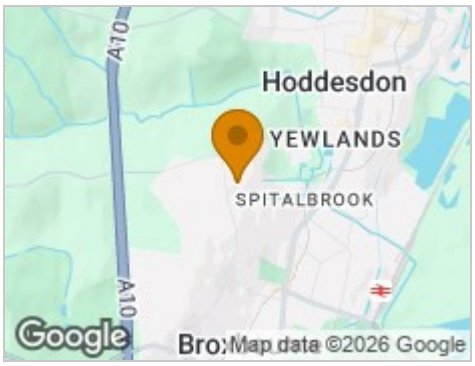
Road Map



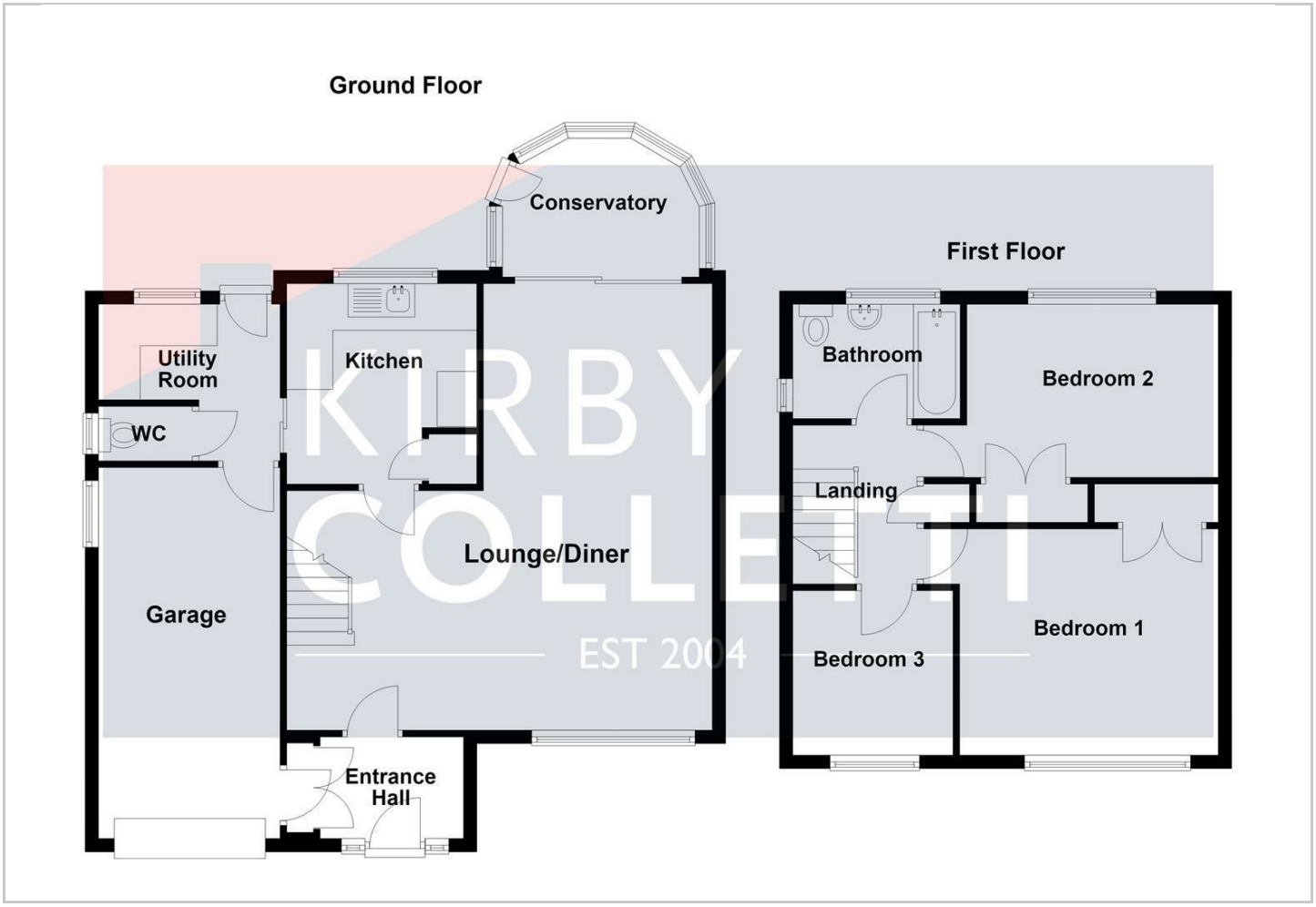
Hybrid Map



Terrain Map



Floor Plan

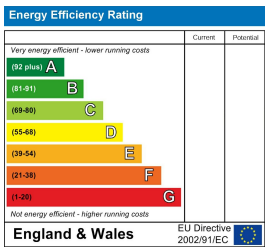


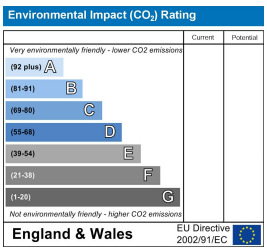
Viewing

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