



## 38 Caxton Road

Hoddesdon, EN11 9PG

**Price £385,000**



Offered with NO UPWARD CHAIN this THREE BEDROOM TERRACED HOUSE situated within a quiet cul-de-sac providing easy access to Schooling for all ages, Local Shops, Parks, John Warner Sports Centre and Rye House Railway Station.

The Property offers a 17ft Lounge. 17ft Kitchen/Diner, Ground Floor W.C, Bathroom/W.C, uPVC Double Glazing, 31ft East Facing Rear Garden and Garage En Bloc.

- THREE BEDROOM TERRACE HOUSE
- GROUND FLOOR W.C
- GARAGE EN BLOC
- CHAIN FREE
- 17FT LOUNGE
- BATHROOM/W.C
- WALKING DISTANCE TO RYE HOUSE TRAIN STATION
- 17FT KITCHEN/DINER
- 31ft EAST FACING REAR GARDEN
- CUL-DE-SAC LOCATION



## ACCOMMODATION

Entrance door to:

### RECEPTION HALL

11'1 max x 6 (3.38m max x 1.83m)

Radiator with decorative cover. Stairs up to first floor. Door to:

### LOUNGE

17'8 x 15 max (5.38m x 4.57m max)

Front aspect uPVC double glazed window. Feature fireplace. Radiator and radiator with decorative cover. Understairs storage cupboard. Archway to:

### KITCHEN/DINER

17 x 14'11 max (5.18m x 4.55m max)

Rear aspect uPVC double glazed window and door to garden. Range of white wood effect wall and base units with rolled edge work surfaces over and tiled splashbacks. Built in electric oven and four ring gas hob. Plumbing for washing machine. Breakfast bar. Radiator. Storage cupboard. Wall mounted gas boiler. Door to:

### INNER LOBBY

2'9 x 2'6 (0.84m x 0.76m)

### GROUND FLOOR W.C

5'4 x 2'7 (1.63m x 0.79m)

Rear aspect uPVC double glazed window. Low level W.C. Wash hand basin. Fully tiled walls. Radiator.

### FIRST FLOOR LANDING

8'3 x 5'8 (2.51m x 1.73m)

### BEDROOM ONE

11'10 x 9'3 (3.61m x 2.82m)

Rear aspect uPVC double glazed window. Mirror fronted wardrobe. Radiator.

### BEDROOM TWO

11'8 x 9 max (3.56m x 2.74m max)

Front aspect uPVC double glazed window. Radiator.

### BEDROOM THREE

8'8 x 6'10 (2.64m x 2.08m)

Front aspect uPVC double glazed window. Built in cupboard. Radiator.

### BATHROOM/W.C

6'3 x 5'2 max (1.91m x 1.57m max)

Rear aspect uPVC double glazed window. Fully tiled walls. Panel enclosed bath and separate shower unit. Pedestal wash hand basin. Low Level W.C. Chrome heated towel rail.

### OUTSIDE

#### REAR GARDEN

31ft deep East facing rear garden. Fully paved with raised flower beds. Timber shed. Pedestrian rear access. Outside tap.

#### FRONT GARDEN

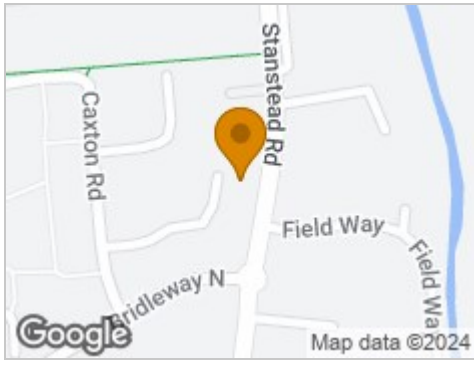
Paved patio enclosed by brick wall and gate. Outside tap.

#### GARAGE

En Bloc.



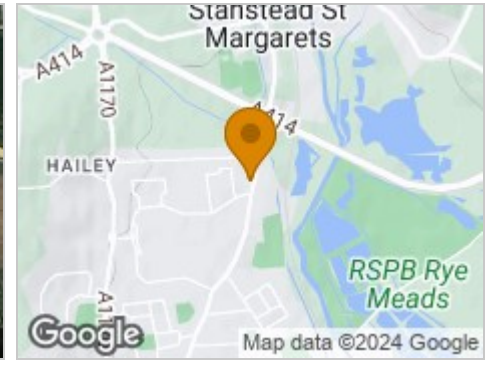
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

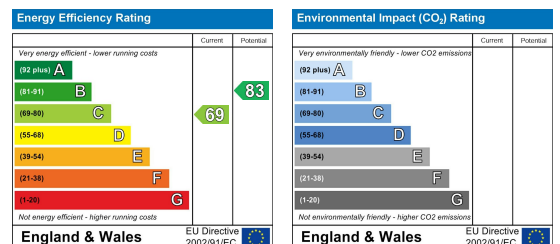


## Viewing

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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