



16 Nursery Road

Hoddesdon, EN11 9LA

Price £519,250



OFFERED CHAIN FREE !! KIRBY COLLETTI are delighted to offer this superbly maintained BAY FRONTED THREE DOUBLE BEDROOM SEMI DETACHED HOUSE situated in this popular residential road. Located within a short walk for schooling for all ages, local park and Rye House & St Margaret's Railway Stations.

Some of the many features 25ft Lounge/Diner, 13ft Sitting Room, Fitted Kitchen, Luxury Re Fitted Ground Floor Shower Room/W.C, 80ft Rear Garden, Detached Garage To Rear, uPVC Double Glazing and Gas Heating To Radiators.

- NO UPWARD CHAIN
- 25'5 LOUNGE/DINER
- 80ft REAR GARDEN
- SHORT WALK TO SCHOOLS FOR AGES
- BAY FRONTED SEMI DETACHED HOUSE
- 13'7 SITTING ROOM
- LARGE DETACHED GARAGE
- THREE DOUBLE BEDROOMS
- LUXURY RE FITTED GROUND FLOOR SHOWER ROOM
- GAS HEATING TO RADIATORS



ACCOMMODATION

Entrance door to:

PORCH

Quarry tiled floor.

RECEPTION HALL

Karndean flooring. Turned staircase to first floor. Understairs storage cupboard. Radiator. Open to:

INNER HALL

5'4 x 2'8 (1.63m x 0.81m)

Karndean flooring. Door to Kitchen. Door to:

RE FITTED DOWNSTAIRS SHOWER ROOM/W.C

7'9 x 4'8 (2.36m x 1.42m)

Side aspect uPVC double glazed window. Fully tiled walls and floor. Fully tiled shower cubicle. Wall mounted W.C. Wash hand basin with cupboard below and toilet with concealed cistern. Chrome heated towel rail.

LOUNGE/DINER

25'3 into bay x 11'5 (7.70m into bay x 3.48m)

Front aspect uPVC double glazed bay window. Fireplace with fitted gas fire and fireplace with log burner. Two wall light points. Three radiators.

SITTING ROOM

13'7 x 9'9 (4.14m x 2.97m)

Rear aspect uPVC double glazed double door to garden. Radiator.

KITCHEN

17 x 8'7 max (5.18m x 2.62m max)

Rear aspect uPVC double glazed window and door to side. Range of cream wall and base units with rolled edge worksurfaces and tiled splash backs. Stainless steel single drainer sink unit. Built in electric oven. Four ring gas hob. Integrated fridge freezer. Plumbing for washing machine. Karndean flooring. Breakfast bar.

FIRST FLOOR LANDING

8'6 x 7'10 (2.59m x 2.39m)

Side aspect uPVC double glazed window.

BEDROOM ONE

13'8 x 13'6 max (4.17m x 4.11m max)

Rear aspect uPVC double glazed window. Range of fitted wardrobes and dresser unit. Radiator.

BEDROOM TWO

11'10 x 11'5 (3.61m x 3.48m)

Rear aspect uPVC double glazed window. Fitted wardrobes to one wall. Radiator. One wall light point.

BEDROOM THREE

11'6 x 10'5 (3.51m x 3.18m)

Front aspect uPVC double glazed window. Radiator.

BATHROOM/W.C

12'3 x 5'2 (3.73m x 1.57m)

Side aspect uPVC double glazed window. Corner bath with mixer tap and shower attachment. Wash hand basin with cupboard under. Toilet with concealed cistern. Chrome heated towel rail.

EXTERIOR

REAR GARDEN

80ft deep Max, Paved patio and pathway leading to neatly tended lawn and flower borders. Outside tap. Outside lights. Pedestrian side and rear access Door to:

DETACHED GARAGE

18' 8 x 14'1 (5.49m 2.44m x 4.29m)

Automated roller shutter door. Power and light connected.

FRONT GARDEN

Hardstanding to front for 2 cars, retained with low level wall and wrought iron gates.



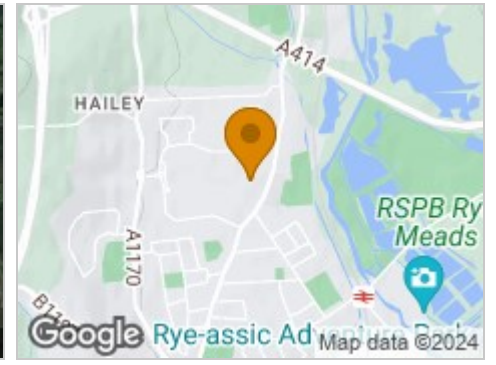
Road Map



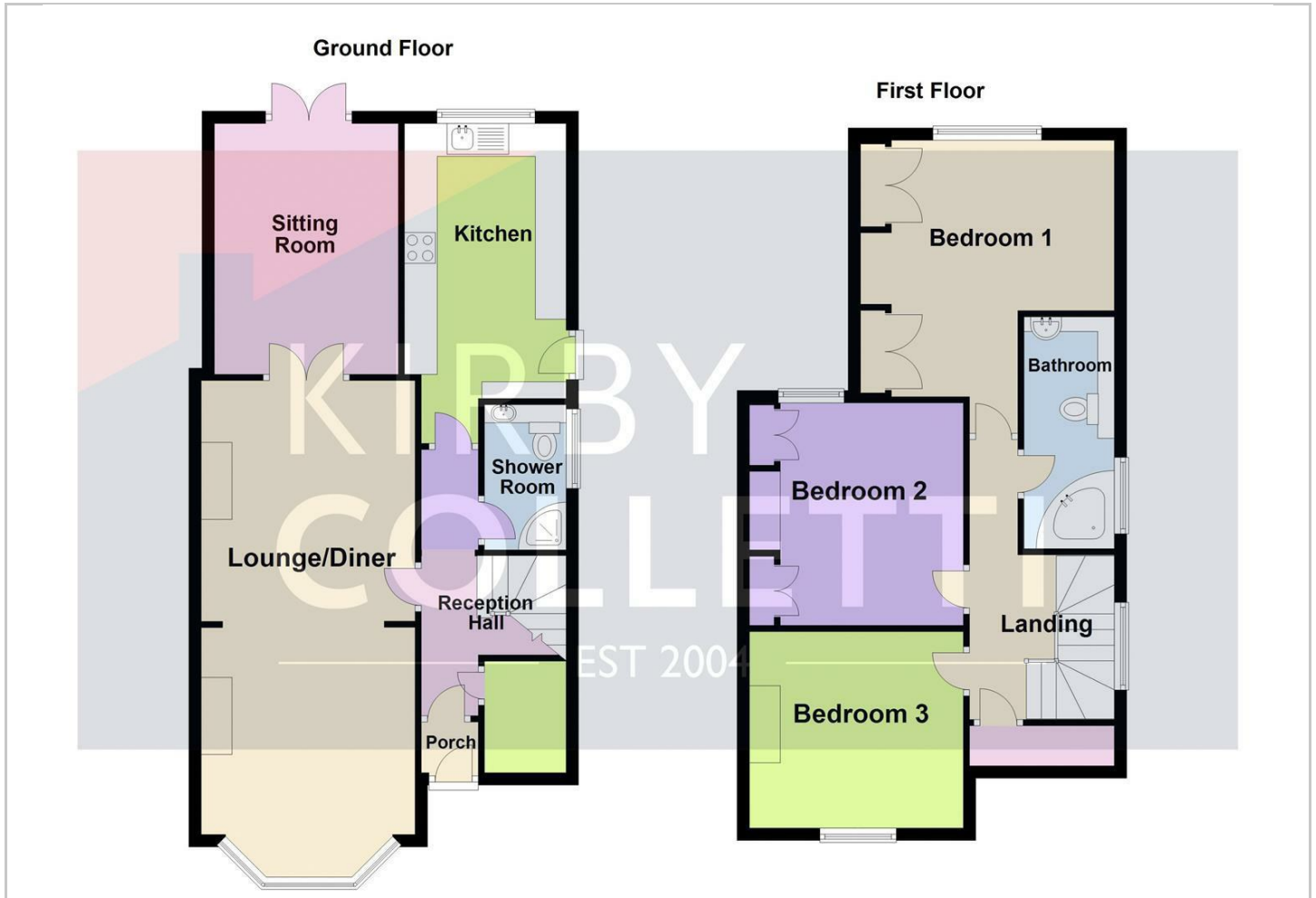
Hybrid Map



Terrain Map



Floor Plan

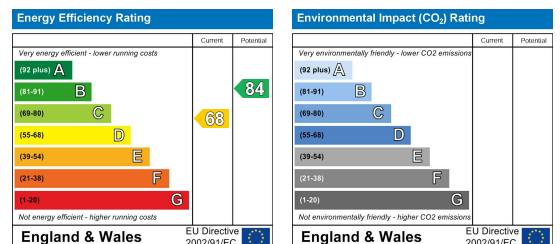


Viewing

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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