



9 Granville Gardens

Hoddesdon, EN11 9QB

Offers In The Region Of £400,000



OFFERED WITH NO UPWARD CHAIN this THREE BEDROOM SEMI DETACHED HOUSE is in need of some updating, which has excellent potential to turn into a family home. Located in this sought after road on the popular 100 Acre Development. Close to local amenities including Schools For All Ages, Rye House Railway Station and Hoddesdon Town Centre with its comprehensive shopping facilities.

The property benefits from 17ft Lounge, Dining Room, Kitchen, Wet room/W.C, Sitting Room/Bedroom Four, uPVC Double Glazing, Gas Heating To Radiators and Garage En Bloc.

- THREE BEDROOM SEMI DETACHED HOUSE
- FITTED KITCHEN
- BATHROOM WITH SEPERATE W.C
- GARAGE EN BLOC
- IN NEED OF MODERNISATION
- SITTING ROOM/BEDROOM FOUR
- UPVC DOUBLE GLAZING
- 17ft LOUNGE
- GROUND FLOOR WET ROOM/W.C
- REAR GARDEN



ACCOMMODATION

Entrance door to:

ENTRANCE PORCH

4'6 x 6 (1.37m x 1.83m)

Door to Lounge. Storage cupboard.

LOUNGE

17'6 x 12'2 (5.33m x 3.71m)

Front aspect uPVC double glazed window. Radiator.

Stairs up to first floor. Open to:

DINING ROOM

11 x 8'7 (3.35m x 2.62m)

Radiator. Open to:

KITCHEN

9 x 7'9 (2.74m x 2.36m)

Rear aspect uPVC double glazed window and door to garden. Range of wall and base units with rolled edge work surfaces. Stainless steel single drainer sink unit. Electric hob and built in oven. Plumbing for washing machine. Wall mounted gas boiler.

SITTING ROOM/BEDROOM FOUR

14'10 x 8'1 (4.52m x 2.46m)

Rear aspect uPVC double glazed window. Radiator.

WET ROOM/W.C

8'6 x 6'7 (2.59m x 2.01m)

Side aspect uPVC double glazed window. Wet area.

Low level W.C. Wash hand basin.

FIRST FOOR LANDING

Side aspect uPVC double glazed window. Airing cupboard. Access to loft.

BEDROOM ONE

12'4 x 10'5 (3.76m x 3.18m)

Front aspect uPVC double glazed window. Radiator.

Fitted wardrobe.

BEDROOM TWO

11'7 x 9 max (3.53m x 2.74m max)

Rear aspect uPVC double glazed window. Radiator.

BEDROOM THREE

8'8 x 6'6 (2.64m x 1.98m)

Front aspect uPVC double glazed window. Radiator.

BATHROOM

5'9 x 4'8 (1.75m x 1.42m)

Rear aspect uPVC double glazed window. Panel enclosed bath. Pedestal wash hand basin. Radiator.

SEPERATE W.C

5'9 x 2'10 (1.75m x 0.86m)

Rear aspect uPVC double glazed window. Low level W.C. Radiator.

OUTSIDE

REAR GARDEN

Small patio retained by low level brick wall. Remainder laid to lawn. Timber shed. Pedestrian side and rear access.

GARAGE

EN BLOC

FRONT GARDEN

Pathway to front door. Remainder laid to lawn.



Road Map



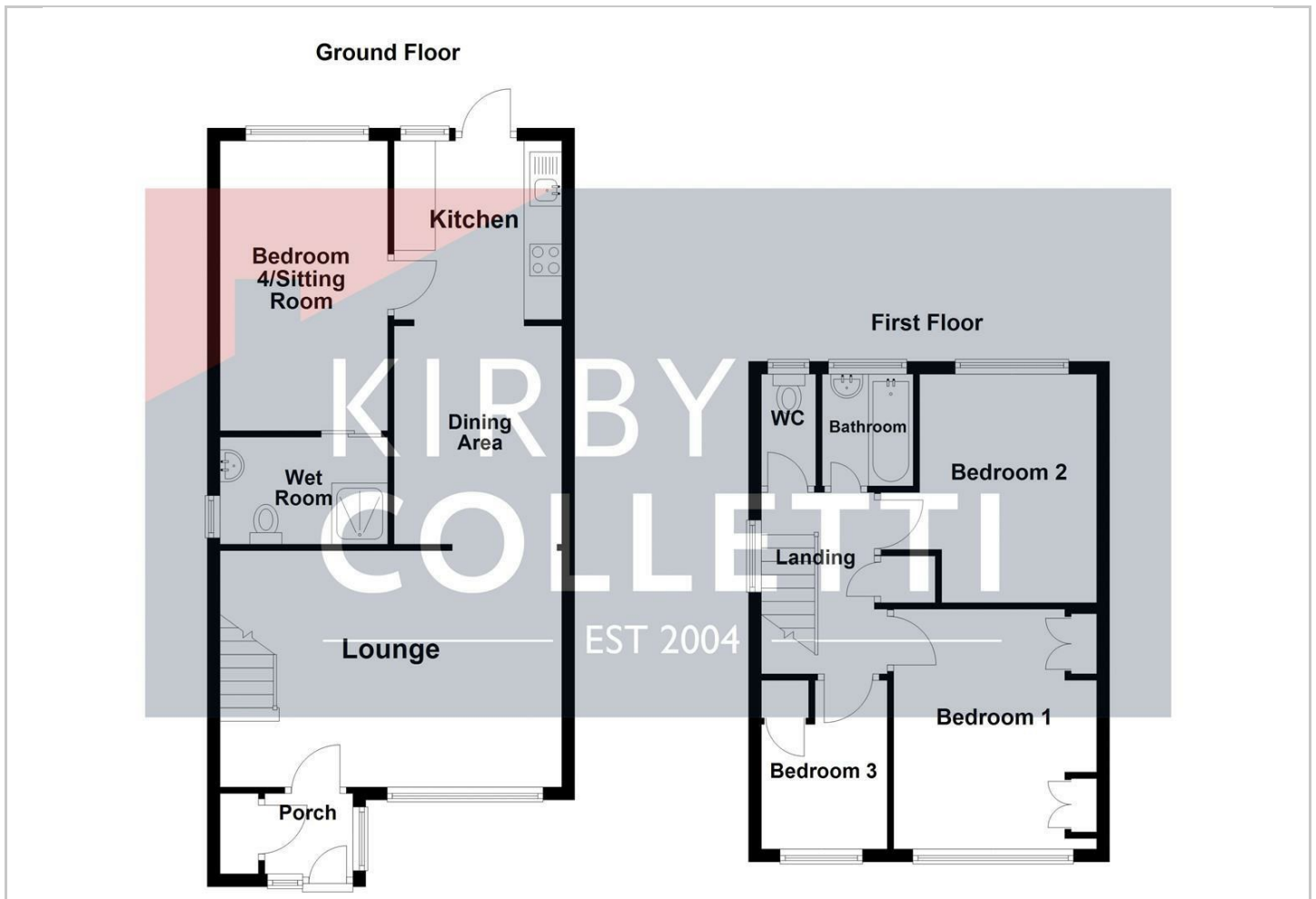
Hybrid Map



Terrain Map



Floor Plan

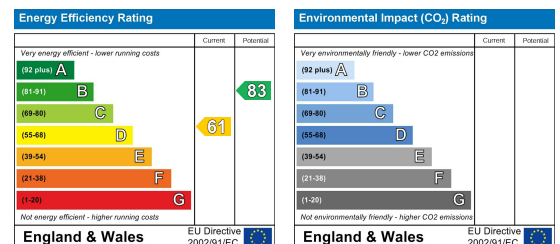


Viewing

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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