



## 73 River Avenue

Hoddesdon, EN11 0JT

**Guide Price £365,000**



Kirby Colletti are pleased to offer this Extended and Superbly Presented Two Bedroom Terrace House ideally situated close to all local amenities including Rye House Train Station, Hoddesdon Town Centre with its comprehensive shopping facilities, Bus services, Schools and A10/M25 links.

The property offers bright living accommodation with the benefits of 22ft Lounge/Diner, Re-Fitted Kitchen and Bathroom, Fitted wardrobes to Bedroom one, uPVC double glazing, Off street parking and 88ft West facing rear garden.

- Two Bedrooms
- Re-fitted Bathroom
- 88ft West Facing Garden
- 22ft Lounge/Diner
- Gas Central Heating
- Off Street Parking
- Re-Fitted Kitchen/Breakfast Room
- uPVC Double Glazing
- Close to Train Station



## Accommodation

uPVC Double glazed front door to:

### Entrance Porch

5'3" x 3' (1.60m x 0.91m)

Part glazed door to:

### Entrance Hall

Stairs to first floor. Double radiator. Laminate flooring. Door to:

### Lounge/Diner

22'2" x 13'11" max (6.76m x 4.24m max)

Narrowing to 11.2". Front aspect uPVC double glazed window. Feature fireplace with inset gas coal effect fire. Double and single radiator. Television aerial point. Coved ceiling. Under stairs storage cupboard housing meters. Double doors to:

### Kitchen/Breakfast Room

13'2" x 9'6" (4.01m x 2.90m)

Rear aspect uPVC double glazed window and double doors to rear garden. Re-Fitted wall and base mounted units. Quartz worksurfaces with under mounted sink and mixer tap over. Integrated dishwasher. Built-in gas four ring hob. Extractor hood over. Built-in oven below. Plumbing for washing machine. Space for American style fridge/freezer. Wall mounted vertical column radiator. Laminate flooring.

### First floor Landing

8'7" x 4'10" (2.62m x 1.47m)

Loft access. Doors to bedroom and re-fitted bathroom.

### Bedroom One

14'8" max x 11'8" max (4.47m max x 3.56m max)

Front aspect uPVC double glazed window. Fitted wardrobes on two walls. Cupboard housing gas central heating boiler.

### Bedroom Two

10'6" x 8'8" (3.20m x 2.64m)

Rear aspect uPVC double glazed window. Radiator. Coved ceiling.

### Re-fitted Bathroom

5'6" x 4'6" (1.68m x 1.37m)

Rear aspect uPVC double glazed window. White suite comprising panel enclosed bath with mixer tap and shower attachment over. Wall mounted shower screen. Low level W.C. Pedestal wash hand basin. Heated towel rail. Fully tiled walls. Tiled floor.

### Exterior

#### Rear Garden

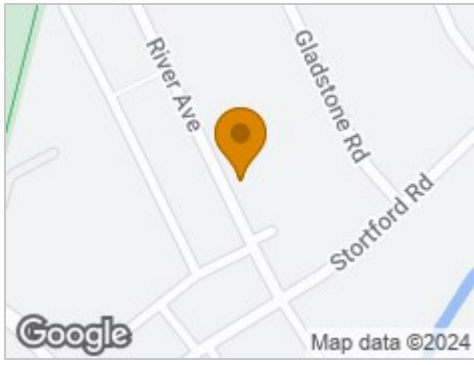
88ft West facing. Large decked area with remainder laid to lawn. Garden shed and summer house. Outside tap.

#### Front Garden

Block paved driveway proving off street parking.



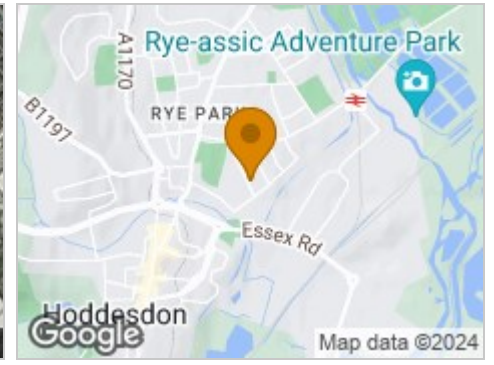
## Road Map



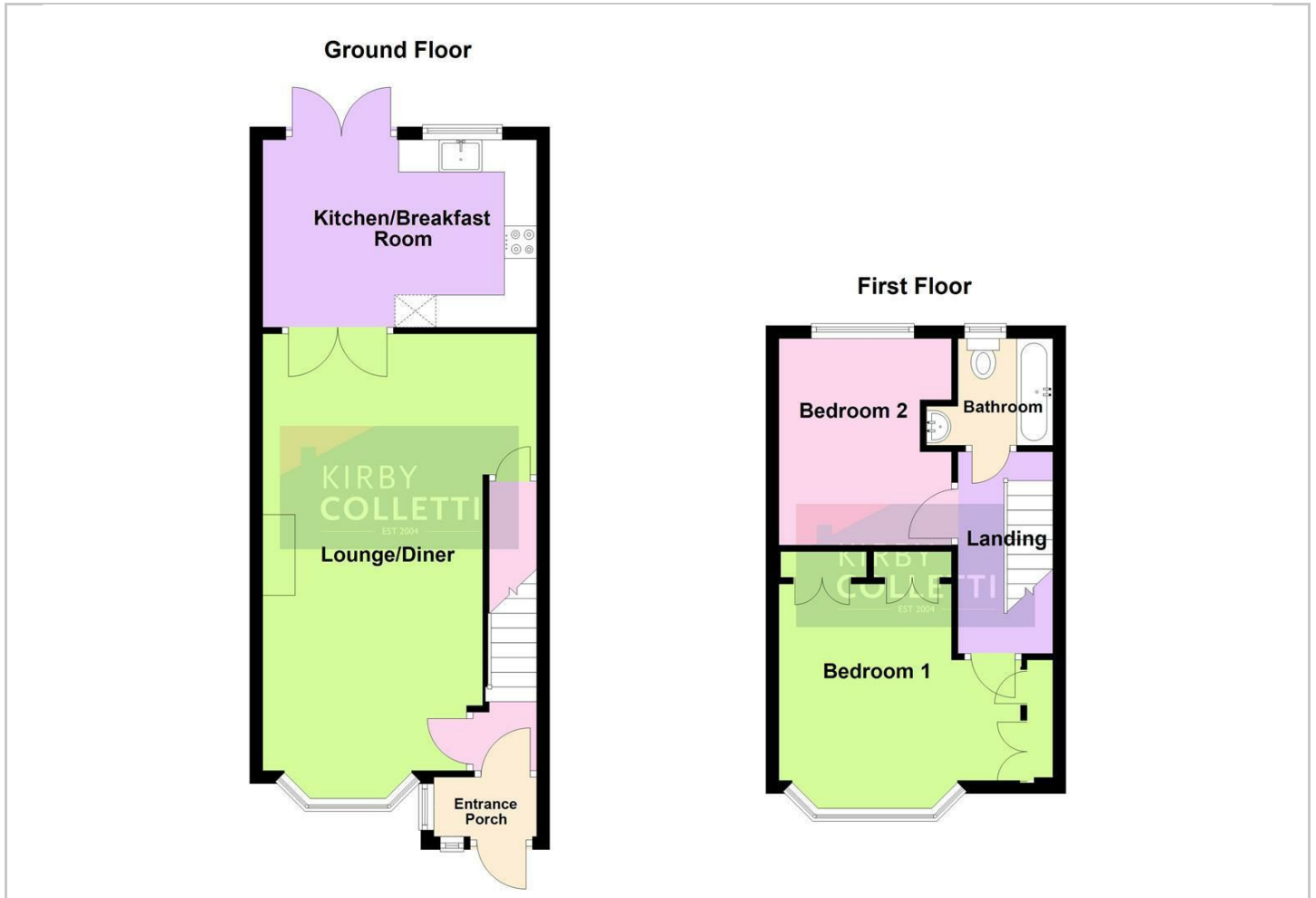
## Hybrid Map



## Terrain Map



## Floor Plan

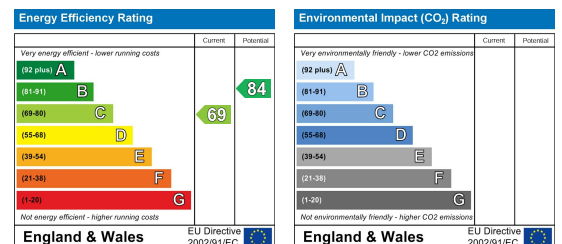


## Viewing

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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