



28 Goodwood Close

Hoddesdon, EN11 9JP

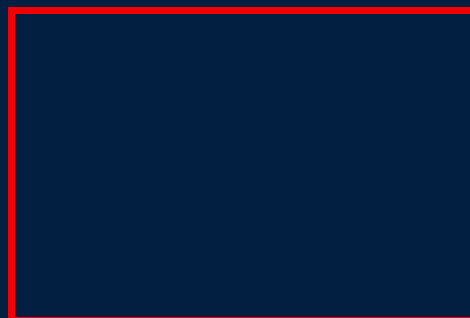
Guide Price £430,000



*** Chain Free *** Kirby Colletti are pleased to offer this Three Bedroom Semi Detached House situated in this highly regarded cul de sac to the West side of Hoddesdon. Located within easy reach to Hoddesdon Town Centre with its comprehensive shopping facilities, Bus Services, Schools for all ages, Rye House Station and A10 /M25 Road Links.

The property is in need of some updating with features including Lounge/Dining Room, Conservatory, Kitchen, Downstairs W.C, uPVC Double Glazing, Bathroom/W.C., East Facing Garden, Integral Garage with Off Street Parking.

- Chain Free
- Kitchen
- Bathroom
- East Facing Garden
- Three Bedrooms
- Conservatory
- Gas Central Heating
- Lounge/Dining Room
- Cloakroom
- Integral Garage



ACCOMMODATION

uPVC Double glazed front door to:

ENTRANCE PORCH

5'6 x 3'11 (1.68m x 1.19m)

Front aspect uPVC double glazed window. Glazed door to:

LOUNGE/DINING ROOM

24'9 x 12'6 (7.54m x 3.81m)

Front aspect uPVC double glazed window. Feature fireplace with inset electric fire. Double and single radiators. TV aerial point. Rear aspect secondary double glazed window and door to conservatory. Door to inner hallway. Sliding door to:

INNER HALLWAY

Stairs to first floor. Radiator. Door to W>C.

CLOAKROOM

8'1 x 3'2 (2.46m x 0.97m)

Side aspect window. White suite comprising low level W.C. Wash hand basin. Half tiled walls. Heated towel rail.

KITCHEN

10 x 8'2 (3.05m x 2.49m)

Rear aspect uPVC double glazed window. Range of wall and base mounted units with rolled edge worksurfaces. Inset single drainer sink unit with mixer tap over. Built in gas four ring hob. Built in electric oven below. Space for fridge/ freezer. Floor mounted gas central heating boiler. Radiator. Door to:

TIMBER FRAMED CONSERVATORY

13'11 x 6'9 (4.24m x 2.06m)

Rear aspect windows. Door to rear garden. Tiled floor.

FIRST FLOOR LANDING

9'4 x 8'11 (2.84m x 2.72m)

Side aspect window. Loft access. Airing cupboard.

BEDROOM ONE

12'8 x 11'9 (3.86m x 3.58m)

Front aspect uPVC double glazed window. Radiator. Fitted wardrobes to one wall.

BEDROOM TWO

12'3 x 11'9 (3.73m x 3.58m)

Rear aspect uPVC double glazed window. Radiator. Fitted wardrobe cupboards to one wall.

BEDROOM THREE

9'11 x 8'11 (3.02m x 2.72m)

Front aspect uPVC double glazed window. Radiator.

BATHROOM

8'10 x 5'5 (2.69m x 1.65m)

Rear aspect double glazed window. White suite comprising panelled bath with mixer tap over. Wall mounted shower and shower screen. Low level W.C. Pedestal wash hand basin. Heated towel rail. Door giving access to airing cupboard. Fully tiled walls.

EXTERIOR

REAR GARDEN

Approx. 36ft East facing. Crazy paved patio area with side pedestrian access to front garden. Garden shed. Remainder laid to lawn. Shrub borders.

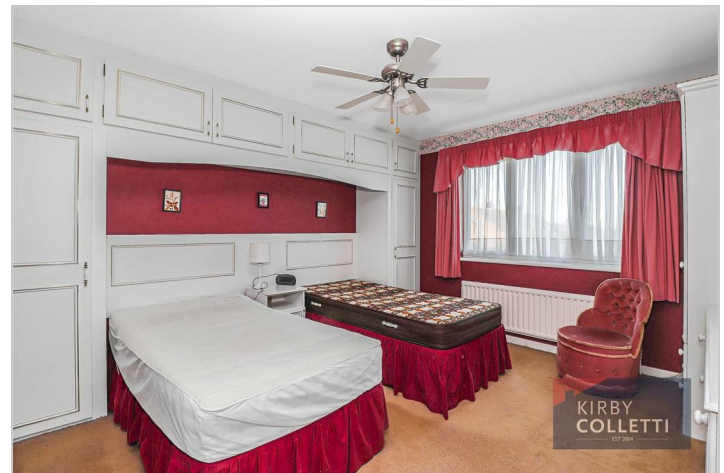
INTEGRAL GARAGE

16'6 x 8'5 (5.03m x 2.57m)

Up and over door. Light and power connected.

FRONT GARDEN

Driveway providing off street parking. Side pedestrian access to rear garden. Remainder mature shrubs.



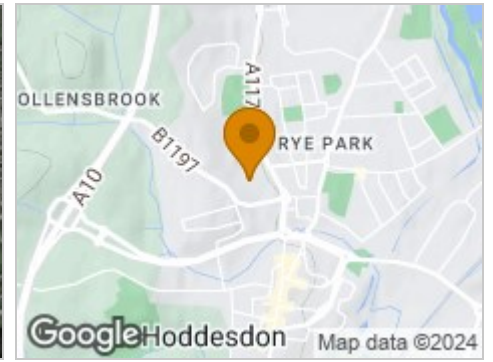
Road Map



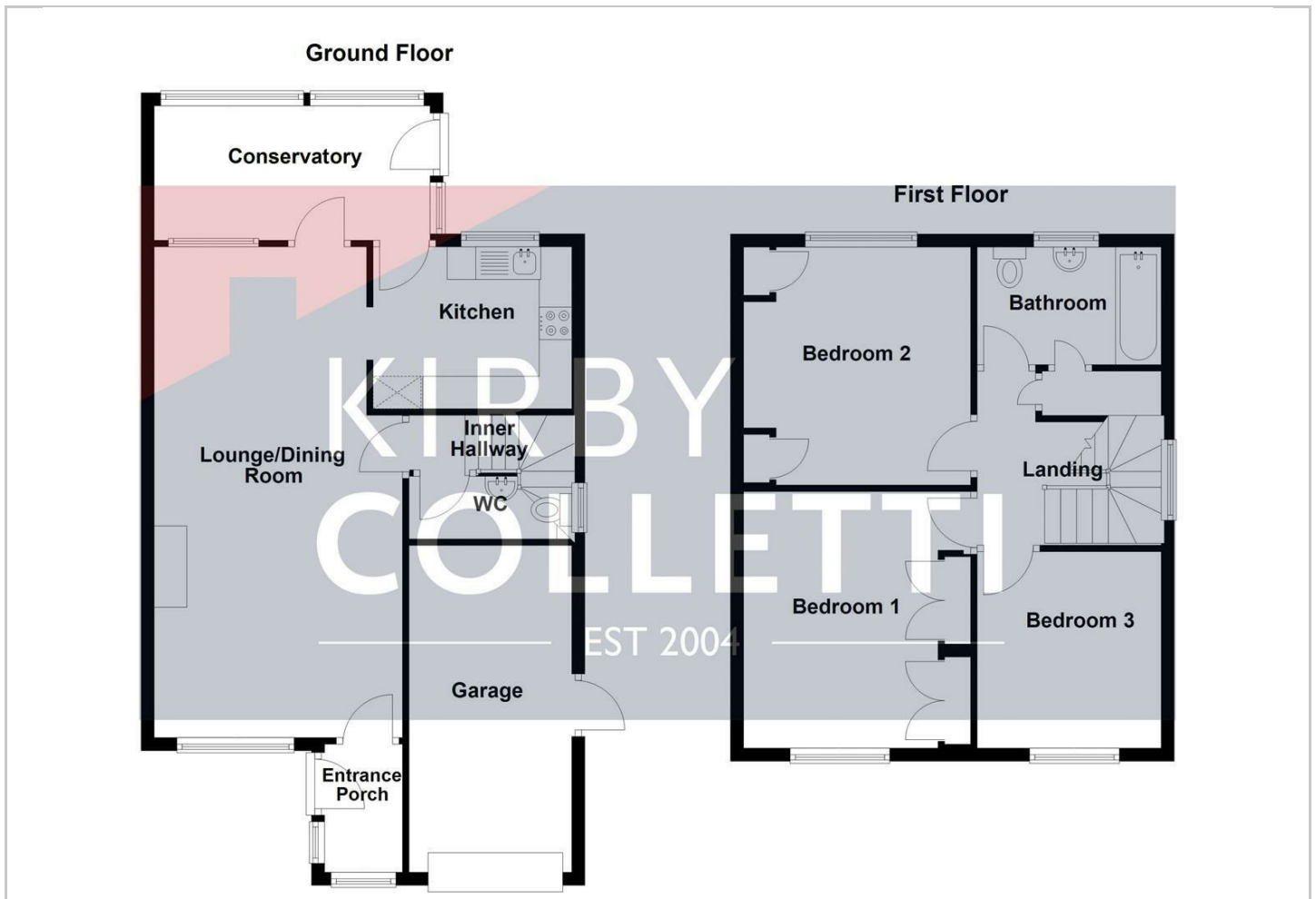
Hybrid Map



Terrain Map



Floor Plan

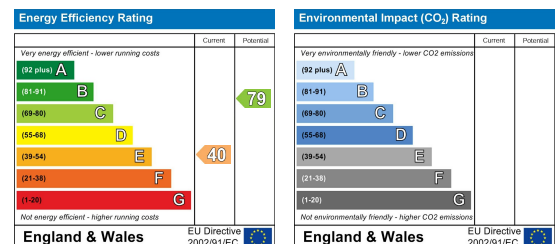


Viewing

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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