



KIRBY COLLETTI
EST 2004

10 Dorchester Avenue

Hoddesdon, EN11 9EN

Price £435,000



NO UPWARD CHAIN !! KIRBY COLLETTI are delighted to offer this older style THREE BEDROOM SEMI DETACHED HOUSE situated in this sought after residential location. Within easy access to Local Shops, Parks, Primary & Secondary Schooling and Hoddesdon Town Centre.

The property offers 26ft Lounge/Diner, Kitchen, Bathroom & Separate W.C., Gas Heating To Radiators, Double Glazed Windows, West Facing Rear Garden and Off Street Parking To Front.

- NO UPWARD CHAIN
- THREE BEDROOM OLDER STYLE SEMI DETACHED
- 26ft LOUNGE/DINER
- FITTED KITCHEN
- 43ft WEST FACING REAR GARDEN
- GAS HEATING TO RADIATORS
- DOUBLE GLAZED WINDOWS
- BATHROOM & SEPARATE W.C
- OFF STREET PARKING TO FRONT



ACCOMMODATION

Entrance door to:

RECEPTION HALL

13'7 x 6'11 max (4.14m x 2.11m max)

LOUNGE

25'10 x 9'11 max (7.87m x 3.02m max)

Front aspect Double glazed window and rear aspect sliding patio door. Coved ceiling. Two radiators.

KITCHEN

11'1 x 6'10 (3.38m x 2.08m)

Dual aspect double glazed window and door to side. Range of white wall and base units with rolled edge worksurfaces over. Built in electric oven and electric hob. Stainless steel single drainer sink unit. Wall mounted gas boiler. Integrated fridge freezer. Breakfast bar.

FIRST FLOOR LANDING

9'2 x 6'5 max (2.79m x 1.96m max)

Side aspect uPVC double glazed window. Access to loft.

BEDROOM ONE

15'2 x 11 max (4.62m x 3.35m max)

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

BEDROOM TWO

10'9 x 10 (3.28m x 3.05m)

Rear aspect double glazed window. Radiator.

BEDROOM THREE

9'8 x 6'2 (2.95m x 1.88m)

Front aspect double glazed window. Radiator.

BATHROOM

6'11 x 5'8 (2.11m x 1.73m)

Rear aspect uPVC double glazed window. Wash hand basin. Panel enclosed bath. Fully tiled walls. Airing cupboard.

SEPARATE W.C

4 x 2'5 (1.22m x 0.74m)

Side aspect double glazed window. Low level W.C

OUTSIDE

REAR GARDEN

43ft Deep. Crazy paved patio and pathway. Laid to lawn with flower/shrub border.. Timber shed. Outside light. Outside tap. Pedestrian side access.

FRONT GARDEN

Off street parking for 2 cars.



Road Map



Hybrid Map



Terrain Map



Floor Plan

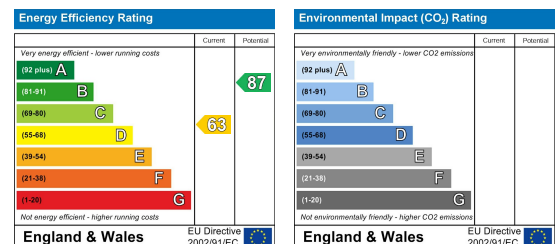


Viewing

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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