



## 14 Chelsea Fields

Hoddesdon, EN11 0RD

**Price £500,000**

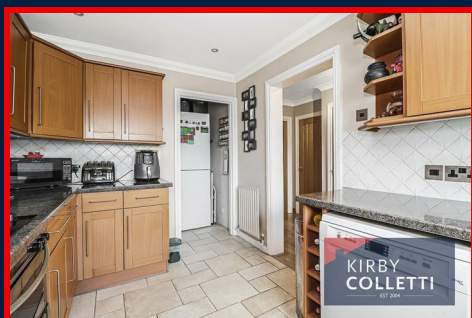


KIRBY COLLETTI are delighted to bring to market this rarely available and deceptively spacious THREE BEDROOM END OF TERRACE HOUSE with accommodation of approx 1200sq ft. Located in this highly regarded small private cul de sac. Situated within a short walk to St Margaret's Railway Station, Schooling For All Ages, John Warner Sports Centre and just over a mile to Hoddesdon Town Centre.

Some of the many features include 22' Lounge/Dining Room, Sun Lounge, Kitchen & Utility Area, Ground Floor W.C., Master Bedroom with En Suite Shower Room & Walk in Wardrobe, West Facing Rear Garden, Bathroom/W.C., Gas Heating To Radiators and uPVC Double Glazing.



- DECEPTIVELY SPACIOUS THREE BEDROOM END OF TERRACED HOUSE
- 22ft LOUNGE/DINING ROOM
- WEST FACING REAR GARDEN
- GROUND FLOOR W.C.
- THREE BEDROOMS
- KITCHEN & SEPARATE UTILITY AREA
- BATHROOM/W.C
- SOUGHT AFTER PRIVATE CUL DE SAC
- EN SUITE SHOWER ROOM & WALK IN WARDROBE
- SHORT WALK TO ST MARGARETS RAILWAY STATION



## ACCOMMODATION

Entrance door to:

### RECEPTION HALL

9'1 x 5'3 max (2.77m x 1.60m max)

Coved ceiling. Radiator. Wooden flooring. Cloaks cupboard.

### GROUND FLOOR W.C.

5'7 x 2'11 (1.70m x 0.89m)

Front aspect uPVC double glazed window. Low Level W.C Wash hand basin. Wooden flooring. Radiator.

### KITCHEN

12'6 x 7'11 (3.81m x 2.41m)

Front aspect uPVC double glazed window. Range of fitted wall and base units with worksurfaces over. Stainless steel single drainer sink units. Built in electric oven and electric hob. Plumbing for washing machine. Plumbing for dishwasher. Coved ceiling. Recessed ceiling spotlights. Tiled floor. Radiator. Doorway to:

### UTILITY AREA

8'1 x 3'9 (2.46m x 1.14m)

Wall unit with worksurfaces below. Wooden flooring.

### LOUNGE/DINING ROOM

22'5 x 16 (6.83m x 4.88m )

Rear aspect uPVC double glazed window and double doors to Sun Lounge. Wooden flooring. Coved ceiling. Recessed ceiling spotlights. Two radiators.

### SUN LOUNGE

12'9 x 9'6 (3.89m x 2.90m)

uPVC double glazed windows and double doors to garden. VELUX window. Tiled floor. Recessed ceiling spotlights.

### FIRST FLOOR LANDING

10'2 x 8'4 (3.10m x 2.54m)

Airing cupboard. Access to loft.

### BEDROOM 1

12'9 x 10'1 max (3.89m x 3.07m max)

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

### EN SUITE SHOWER ROOM

5'7 x 5'6 (1.70m x 1.68m)

Front aspect uPVC double glazed window. Fully tiled walls and floor. Fully tiled shower cubicle. Wash hand basin with cupboard under. Low level W.C. Chrome heated towel rail. Recessed ceiling spotlights. Shaver Socket. Extractor fan.

### WALK IN WARDROBE

5'7 x 5'6 (1.70m x 1.68m)

Hanging rails and shelves to both sides.

### BEDROOM 2

12'8max x 8'9 (3.86mmax x 2.67m )

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

### BEDROOM 3

11'5 x 6'10 (3.48m x 2.08m)

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

### BATHROOM/W.C

7 x 5'6 (2.13m x 1.68m )

Side aspect uPVC double glazed window. Shower ended bath with mixer tap, shower attachment and curved glazed screen. Wall unit incorporating wash hand basin with cupboard under and toilet with concealed cistern. Chrome heated towel rail. Recessed ceiling spotlights.

### OUTSIDE

#### FRONT GARDEN

Hardstanding providing parking for 2 cars.

#### REAR GARDEN

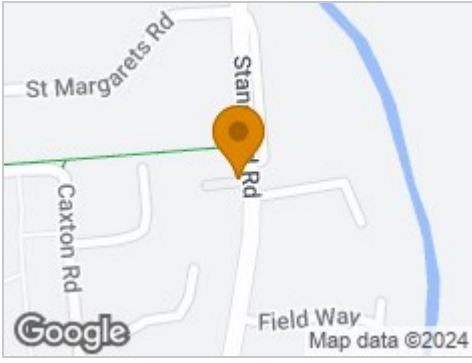
West facing. Approx. 27ft deep. Paved patio remainder laid to lawn, enclosed by panelled fencing. Pedestrian side access. Metal storage shed with power and light connected. Outside light.







## Road Map



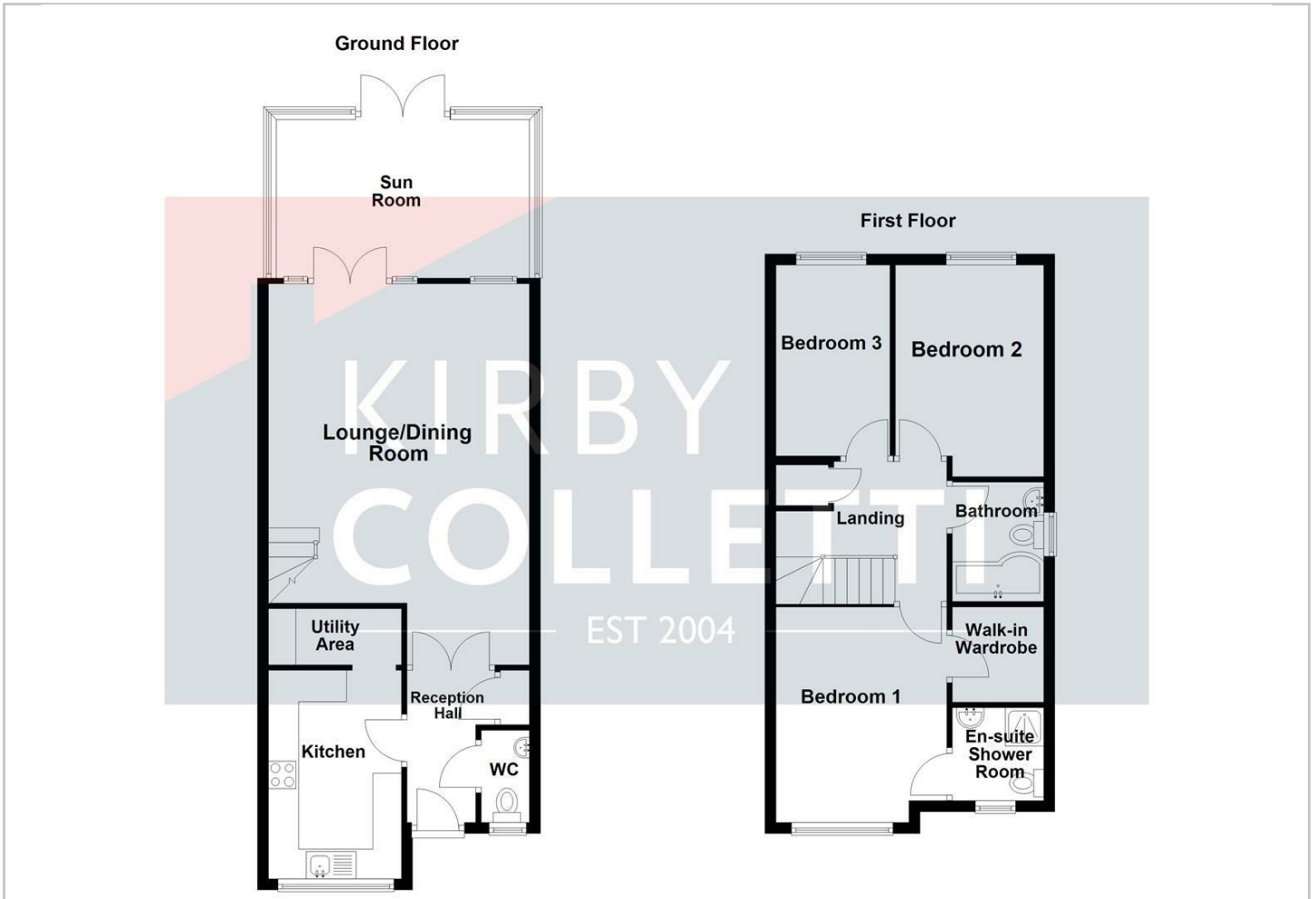
## Hybrid Map



## Terrain Map



## Floor Plan

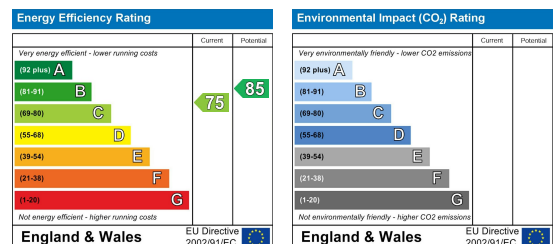


## Viewing

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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