



## 6 Goodwood Close

Hoddesdon, EN11 9JP

**£495,000**



\*\*\* NO UPWARD CHAIN\*\*\* KIRBY COLLETTI are delighted to offer this THREE BEDROOM SEMI DETACHED HOUSE which is ideally situated in this highly regarded Cul De Sac close to all local amenities including Town Centre with its comprehensive shopping facilities, Bus Services, Schools and Train Station.

Some of the many features include Landscaped Rear Garden, Lounge/Diner, Kitchen with fitted appliances, Ground Floor Shower Room/W.C. Family Bathroom, Gas Central Heating, Double Glazing, Integral Garage and Off Street Parking. An internal inspection is recommended.



- Chain Free
- Kitchen
- Landscaped South Facing Rear Garden
- Gas Central Heating & Double Glazing
- Three Double Bedrooms
- Ground Floor Shower Room/W>C
- Integral Garage
- Lounge/Dining Room
- Bathroom
- Off Street Parking



## Accommodation

uPVC Double glazed front door to:

### Entrance Lobby

Door to:

### Lounge/Dining Room

24'6" x 12'6" max (7.47m x 3.81m" max)

Front aspect double glazed window and sliding patio door to rear garden. Feature fireplace with fitted gas fire. Two radiators. Door to Inner Hall. Door to

### Kitchen

10'1" x 8'3" (3.07m" x 2.51m")

Rear aspect double glazed window. Range of wall and base mounted units with built-in single drainer one and half bowl sink unit. Built-in induction hob. Built-in oven below. Integrated dishwasher and space for fridge/freezer. Plumbing for washing machine. Cupboard housing wall mounted gas boiler. Recessed ceiling spotlights. Radiator.

### Inner Hallway

Stairs to first floor. Radiator. Door to:

### Shower Room/WC

6'3" x 5'1" (1.91m" x 1.55m")

Side aspect double glazed window. Fully tiled shower cubicle. Low level W.C with concealed cistern. Wash hand basin. Chrome heated towel rail. Fully tiled walls.

### Landing

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

Side aspect double glazed window. Access to loft. Airing cupboard. Coved ceiling.

### Bedroom One

12'8" x 11'8" (3.86m" x 3.56m")

Front aspect window. Half panelled walls. Fitted

wardrobes with cupboards above and drawer unit. Radiator. Coved ceiling.

### Bedroom Two

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

Rear aspect window. Fitted wardrobes with cupboards above. Radiator. Coved ceiling. Dado rail. Two wall light points.

### Bedroom Three

9'9" x 8'10" (2.97m" x 2.69m")

Front aspect window. Fitted wardrobes. Radiator. Coved ceiling. Laminate floor.

### Bathroom/WC

8'11" x 5'6" (2.72m" x 1.68m" )

Rear aspect double glazed window. Panel enclosed bath with separate shower unit and shower screen. Low level W.C. Wash hand basin with cupboard under. Chrome heated towel rail. Fully tiled walls. Shaver socket.

### Exterior

#### Front Garden

Laid to lawn. Driveway providing off street parking. Access to Garage via automated door.

#### Rear Garden

Approximately 40ft South facing. Recently landscaped to include paved patio area with lawn and well stocked shrub borders. Raised shrub border with concealed lighting. Rear patio and Pergola. Pedestrian side access. Outside tap.





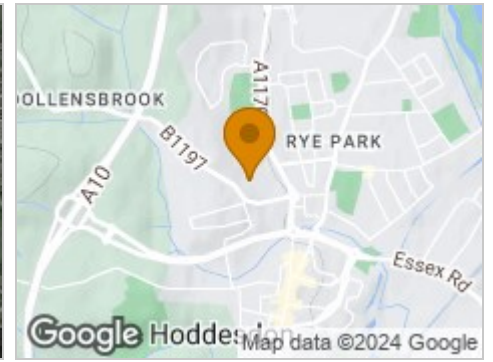
## Road Map



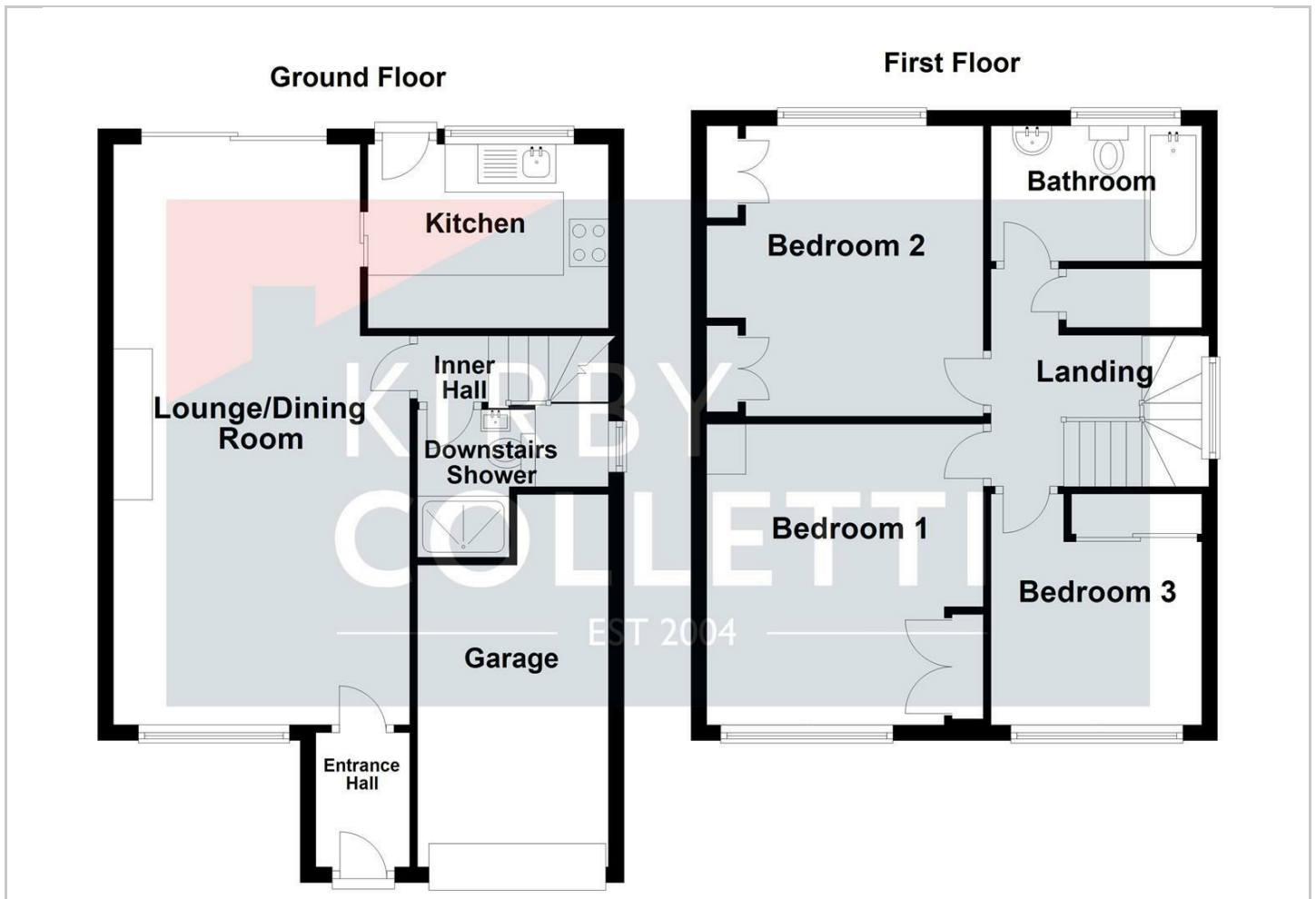
## Hybrid Map



## Terrain Map



## Floor Plan

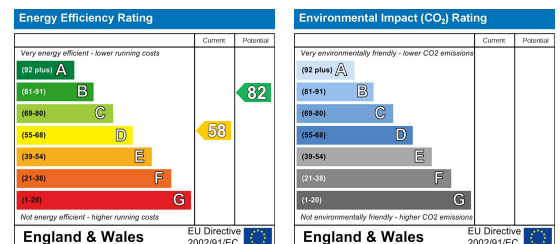


## Viewing

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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