



## 46 Riversmead

Hoddesdon, EN11 8DP

**£700,000**



**\*\*\* STUNNING RIVERSIDE VIEWS \*\*\*** Kirby Colletti are delighted to market this **SUPERB FOUR DOUBLE BEDROOM DETACHED HOUSE** located on the banks of the New River, conveniently located within moments walk to Hoddesdon Town Centre and a short stroll along the New River to Broxbourne Railway Station.

Some of the features include a Stunning 20ft Kitchen/Family Room with Bi-folding doors to rear garden, Lounge, Ground Floor W,C, Luxury Bathroom/W.C, uPVC Double Glazing, Gas Central Heating, Beautiful Rear Garden, Garage and Parking.

- SUPERB FOUR DOUBLE BEDROOM DETACHED HOUSE
- LOUNGE
- CUL DE SAC LOCATION
- STUNNING 20ft KITCHEN/FAMILY ROOM
- GROUND FLOOR W.C
- GARAGE AND OFF STREET PARKING
- BEAUTIFUL REAR GARDEN OVERLOOKING THE NEW RIVER
- LUXURY BATHROOM/W.C



## ACCOMMODATION

Entrance door to:

## ENTRANCE HALL

Laminate wood flooring. Door to:

## GROUND FLOOR W.C

Front aspect uPVC double glazed window. Low level W.C. Wash hand basin.

## LIVING ROOM

15 x 12'7 (4.57m x 3.84m)

Dual aspect uPVC double glazed window. Laminate wood flooring. Open to:

## STUNNING KITCHEN / FAMILY ROOM

21'4 x 19'4 (6.50m x 5.89m)

Rear aspect Bi-folding doors leading to rear garden. Two Velux windows. Contemporary fitted kitchen with high gloss wall and base units. Large central island unit with induction hob. Integrated appliances including built in electric oven, built in microwave, warmer draw, Integrated fridge, Integrated washing machine and recess for housing American style fridge freezer. Stairs up to first floor.

## FIRST FLOOR LANDING

Side aspect window.

## BEDROOM ONE

12'1 x 11'9 (3.68m x 3.58m)

Front aspect uPVC double glazed window.

## BEDROOM TWO

12'1 x 7'9 (3.68m x 2.36m)

Rear aspect uPVC double glazed window.

## BEDROOM THREE

10'4 x 8'11 (3.15m x 2.72m)

Rear aspect uPVC double glazed window

## BEDROOM FOUR

9'1 x 8'11 (2.77m x 2.72m)

Front aspect uPVC double glazed window.

## LUXURY BATHROOM/W.C

Side aspect uPVC double glazed window. Panel enclosed bath with mixer tap. Low level W.C. Wash hand basin with cupboard under. Corner shower cubicle. Tiled floor. Recessed ceiling spotlights.

## OUTSIDE

### FRONT GARDEN

Block paved driving providing off street parking. Electric vehicle charge point. Access to garage.

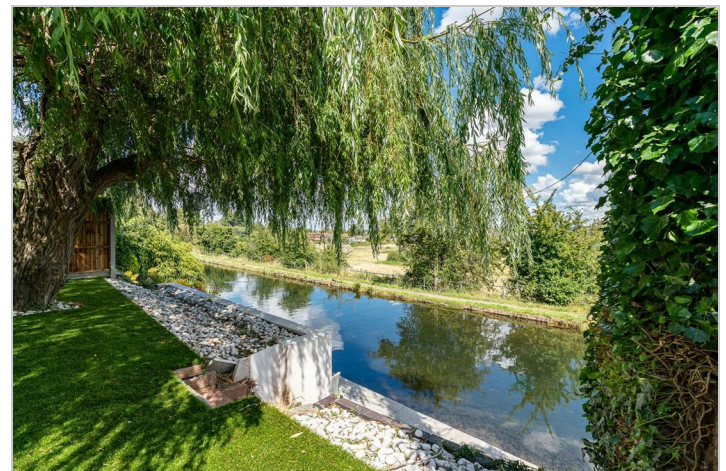
### GARAGE

17'1 x 8'5 (5.21m x 2.57m)

Up and over door. Door to sideways.

### REAR GARDEN

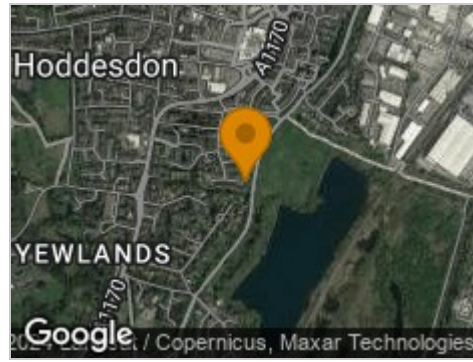
Paved patio with partially covered with a Pergola. Remainder laid with artificial grass. Willow tree. Steps down to river bank with paved seating area.



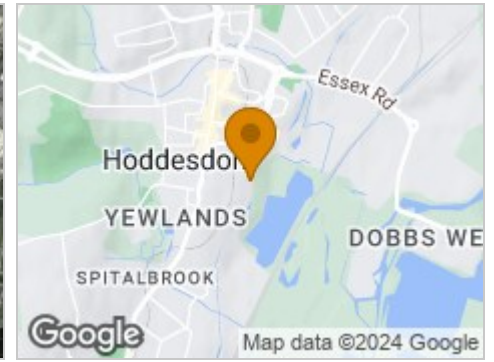
## Road Map



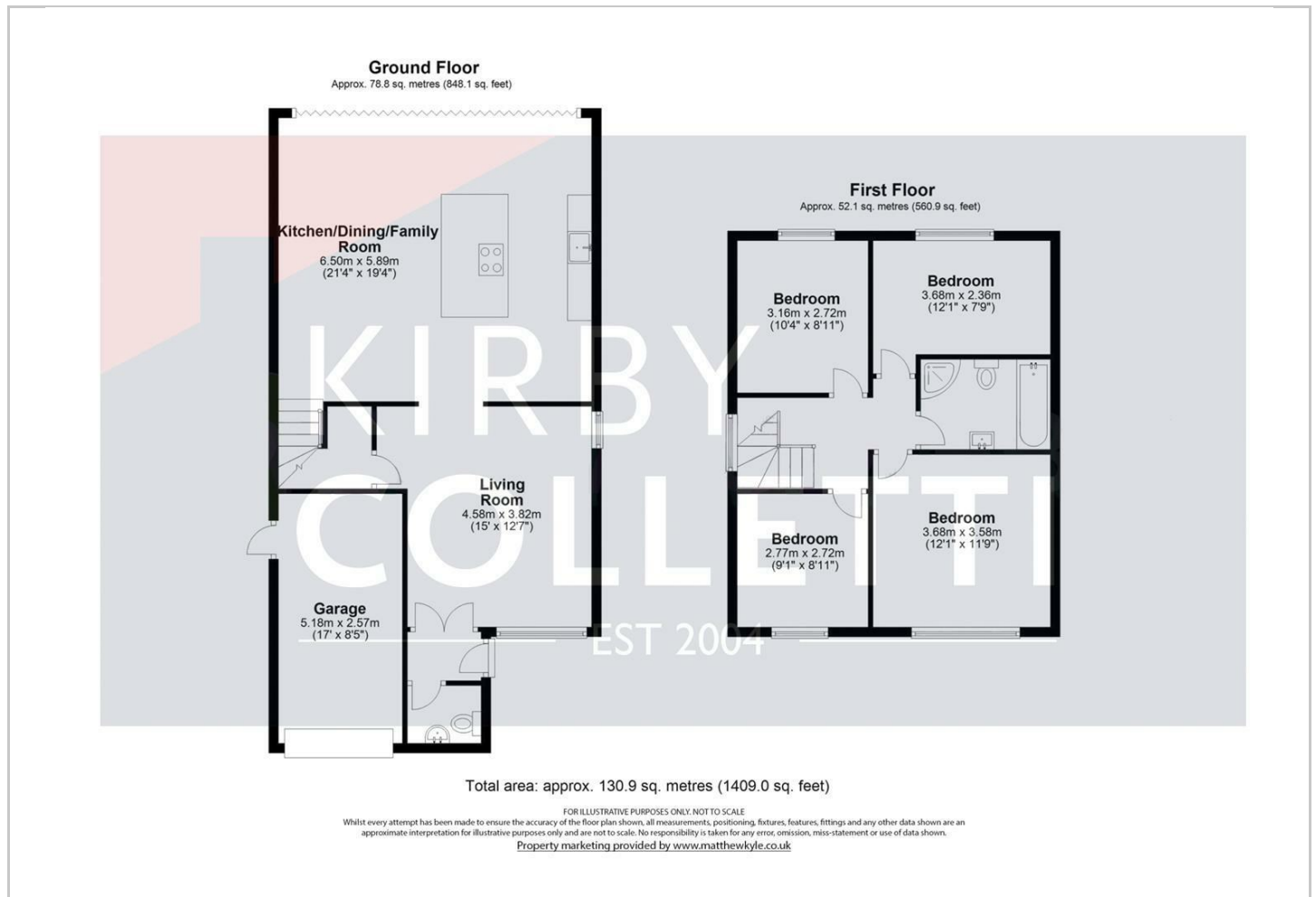
## Hybrid Map



## Terrain Map



## Floor Plan

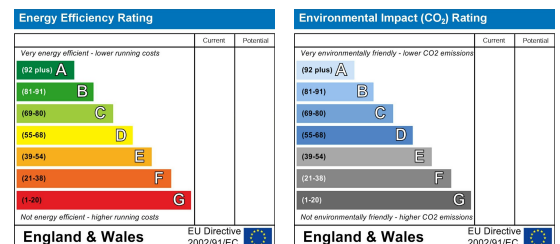


## Viewing

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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