



## 50 Middlefield Road

Hoddesdon, EN11 9ER

**Guide Price £599,995**



Kirby Colletti are pleased to offer this IMMACULATE FOUR BEDROOM EXTENDED SEMI DETACHEDD HOUSE with superb features including Stunning 20'7" X 17 ft Kitchen/Family Room with fitted appliances, Separate Living Room, 16 ft Master Bedroom with fitted wardrobes, Re-Fitted Bathroom , Re-Fitted Shower Room, Large Garden Room with additional Storage Room, Low maintenance rear garden and off street parking for two vehicles .

The property is ideally situated close to all local amenities including Local Shops, Schools, Bus Services, Hoddesdon Town Centre with its comprehensive shopping facilities and Rye House Railway Station. Viewing highly recommended.

- Immaculate Four Bedroom Semi
- Re-Fitted Bathroom
- Cloakroom
- Off Street Parking
- 16'8" Living Room
- Re-Fitted Shower Room
- 19'9" Garden Room
- 20'7" Family Room/Kitchen
- 16'10 Bedroom One
- Low maintenance Rear Garden



#### ACCOMMODATION

Composite entrance door to:

#### ENTRANCE HALL

13'6" x 5'5" (4.11m x 1.65m)

Side aspect uPVC double glazed window. Stairs to first floor. Under stairs storage cupboard housing gas and electric meters. Radiator with radiator cover. Laminated wooden flooring. Door to:

#### CLOAKROOM

4'4" x 2'4" (1.32m x 0.71m)

Side aspect uPVC double glazed window. White suited comprising low level W.C. Wash and basin with mixer tap over.

#### LIVING ROOM

16'8" into bay x 11'3" (5.08m into bay x 3.43m")

Front aspect uPVC double glazed bay window. Radiator with radiator cover. T.V point. Laminated wooden flooring. Recessed ceiling spotlights.

#### FAMILY ROOM/ KITCHEN

20'7" x 17' (6.27m x 5.18m)

Rear aspect double glazed bi-folding doors. Three "Velux" windows. Range of wall and base units. Work surfaces over. sink unit mixer tap over. Built in microwave. Built in Double oven. Integrated washing machine, tumble dryer, dishwasher and wine cooler. Feature island incorporating breakfast bar. Two column radiators. T.V point.

#### FIRST FLOOR LANDING

8'2" x 5'11" (2.49m" x 1.80m" )

Stairs to second floor. Recessed ceiling spotlights. Doors to bedrooms and bathroom.

#### BEDROOM ONE

16'10" x 11'2" (5.13m" x 3.40m")

Front aspect uPVC double glazed bay window. Front aspect uPVC double glazed window. Two radiators. Fitted wardrobes to one wall. Recessed ceiling spotlights.

#### BEDROOM TWO

12'11" x 10'9" (3.94m x 3.28m)

Rear aspect uPVC double glazed window. T.V point. Storage cupboard.

#### Family BATHROOM

8'10" x 5'10" (2.69m" x 1.78m")

Rear aspect uPVC double glazed window. White suite composing "P" shaped bath with mixer tap over. Wall mounted shower and shower screen. Two tiled walls. Wall hung wash hand basin with mixer tap over. Low level W.C. Tiled floor. Heated towel rail. Storage cupboard.

#### SECOND FLOOR LANDING

7'5" x 8'3" (2.26m x 2.51m)

Side aspect uPVC double glazed window. Doors to bedrooms and shower room.

#### BEDROOM THREE

9'7" x 9" (2.92m" x 2.74m")

Rear aspect uPVC double glazed window. Radiator. Fitted wardrobes. Recessed ceiling spotlights.

#### BEDROOM FOUR

12'2" x 6'11" (3.71m" x 2.11m")

Two front aspect "Velux" windows. Radiator. Fitted wardrobe with mirror fronted sliding door. T.V point.

#### SHOWER ROOM

8'9" x 5" (2.67m" x 1.52m")

Rear aspect uPVC double glazed window. White suite comprising fully tiled shower cubicle. Low level W.C. Pedestal wash hand basin. Airing cupboard. Heated towel rail. Tiled floor.

#### Exterior

#### REAR GARDEN

approx 43 ft (approx 13.11m ft)

Large patio area with remainder laid with artificial lawn and sunken fire pit. Side pedestrian access. Water tap. Outside lighting. To the end of the garden is a large garden room with storage room to the side.

#### Garden Room

19'9" x 17' max (6.02m x 5.18m max)

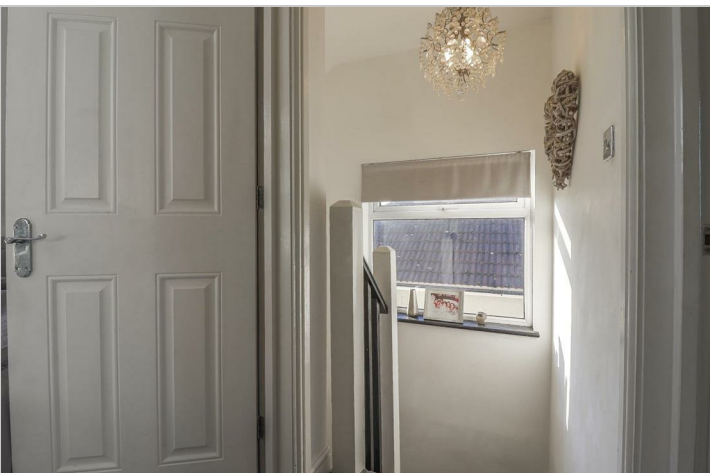
uPVC double glazed doors. Two "Velux" windows. T.V point. Laminated flooring.

#### STORE ROOM

uPVC Double glazed doors.

#### FRONT GARDEN

Block paved driveway providing off street parking for two vehicles.



Road Map



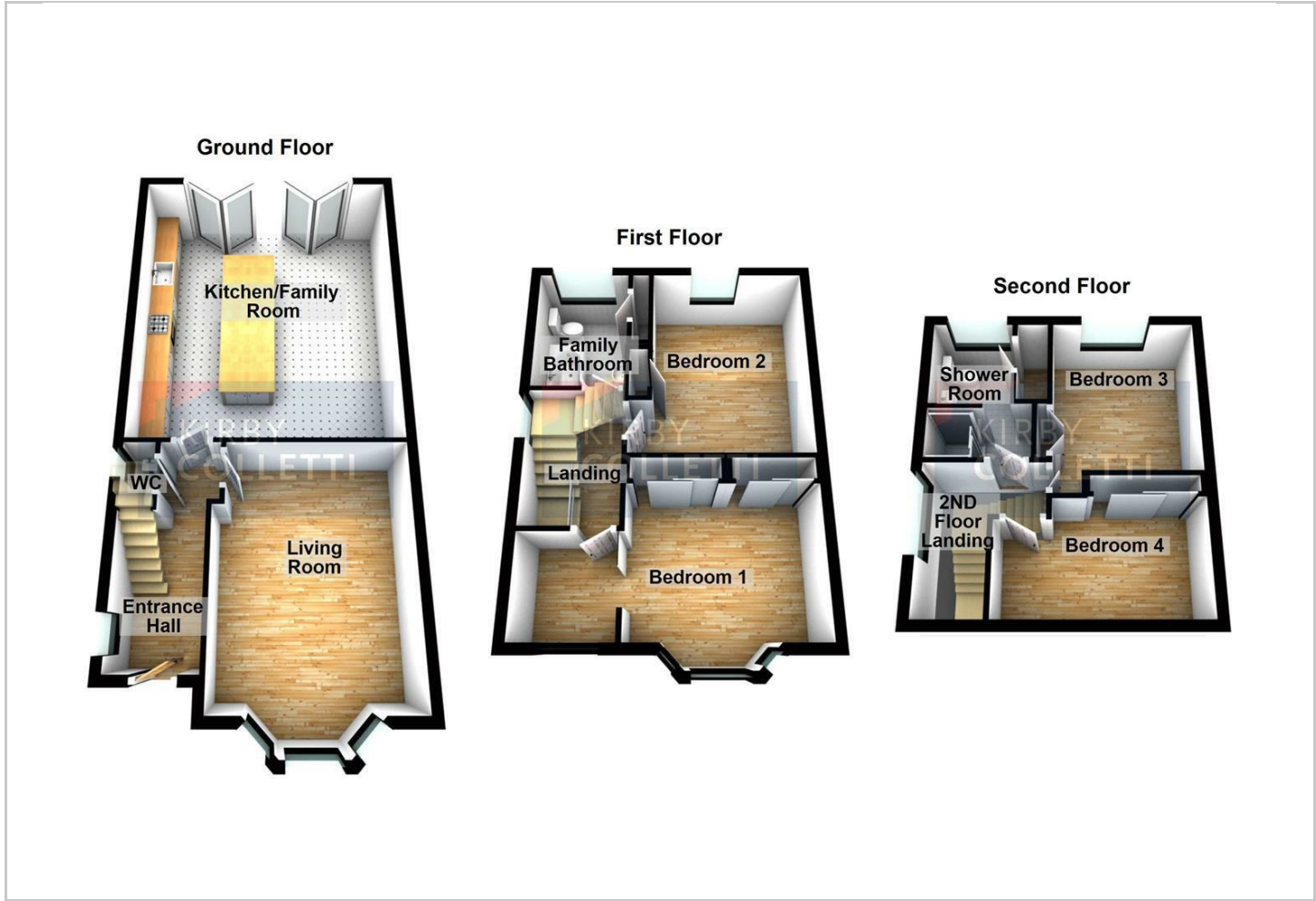
Hybrid Map



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

