



## 2 Rodney Crescent

Hoddesdon, EN11 9EW

**Price £550,000**



\*\*\* NO CHAIN\*\*\* Kirby Colletti are pleased to offer this Extended Four Bedroom Semi Detached House ideally situated within easy access to all local amenities including Hoddesdon Town Centre with its comprehensive shopping facilities, Bus Services, Schools, Train Station and A10/M25 links.

The property offers spacious living accommodation and benefits from Lounge/Dining Room, Kitchen/Breakfast Room, Downstairs Shower Room, Utility Room, Re-Fitted Bathroom, Secluded Rear Garden, Garage and Off Street Parking.

- NO UPWARD CHAIN
- Kitchen/Breakfast Room
- Re-Fitted Bathroom
- Garden with Brick Built Store Room
- Extended Four Bedroom Semi Detached House
- Downstairs Shower Room
- uPVC Double Glazed
- Lounge/Dining Room
- Utility Room
- Garage



## Accommodation

uPVC Double glazed front door to:

### Entrance Hall

20'8 x 5'3 (6.30m x 1.60m)

Stairs to first floor. Understairs storage cupboard housing meters. Radiator. Laminate flooring. Door to:

### Shower Room

7'10 x 2'7 (2.39m x 0.79m)

White suite comprising Low level W.C. Fully tiled shower cubicle. Walls fully tiled. Extractor fan. Tiled floor.

### Lounge/Dining Room

23'4 x 10'11 (7.11m x 3.33m)

Front aspect uPVC double glazed bay window. Two radiators. Television aerial point. Coved ceiling. Laminate flooring. Double doors to:

### Kitchen/Breakfast Room

23'7 x 11'5 (7.19m x 3.48m)

Rear aspect uPVC double glazed window. uPVC double glazed sliding patio door to rear garden. Range of wall and base mounted units. Granite worksurfaces over. Inset one and half bowl sink unit mixer tap over. Built in gas four ring hob. Built in oven. Integrated dishwasher and fridge. Radiator. Tiled floor. Door to:

### Utility Room

9'4 x 6'11 (2.84m x 2.11m)

High level side aspect uPVC double glazed window. Sink unit with cupboard below. Plumbing for washing machine. Space for fridge/Freezer. Wall mounted gas central heating boiler. Door to Garage.

### First Floor Landing

Loft access. Coved ceiling.

### Bedroom One

12'2 x 10'5 (3.71m x 3.18m)

Front aspect uPVC double glazed bay window. Radiator. Linen cupboard.

### Bedroom Two

10'10 x 10'5 (3.30m x 3.18m)

Rear aspect uPVC double glazed window. Radiator. Fitted wardrobes to one wall.

### Bedroom Three

17'5 max x 6'10 (5.31m max x 2.08m)

Front aspect uPVC double glazed window. Radiator. Fitted wardrobe to one wall. Coved ceiling.

### Bedroom Four

8'8 x 6'1 (2.64m x 1.85m)

Front aspect uPVC double glazed window. Radiator.

### Re-Fitted Bathroom

13'9 x 5'3 (4.19m x 1.60m)

Two rear aspect uPVC double glazed windows. White suite comprising tiled panel enclosed bath. Low level W.C. Pedestal wash hand basin. Bidet. Heated towel rail. Walls fully tiled. Tiled floor.

## Exterior

### Rear Garden

Approximately 40ft. Covered patio area with dwarf retaining wall. Remainder laid to lawn. Shrub border. Outside light.

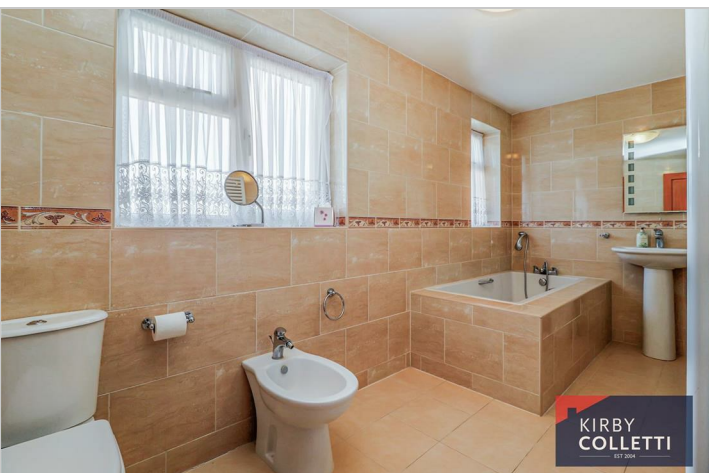
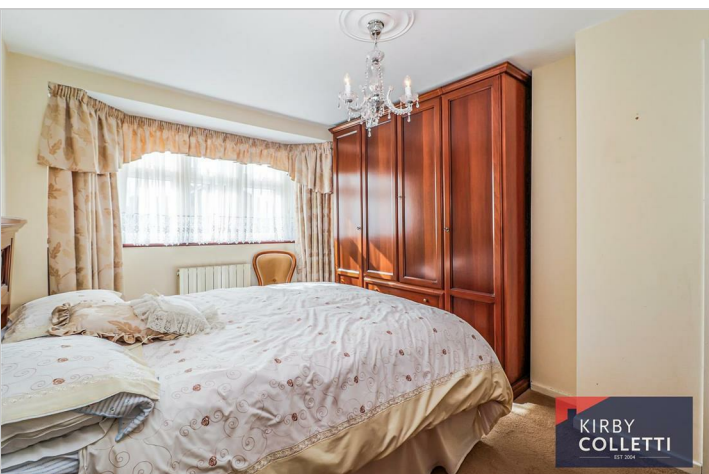
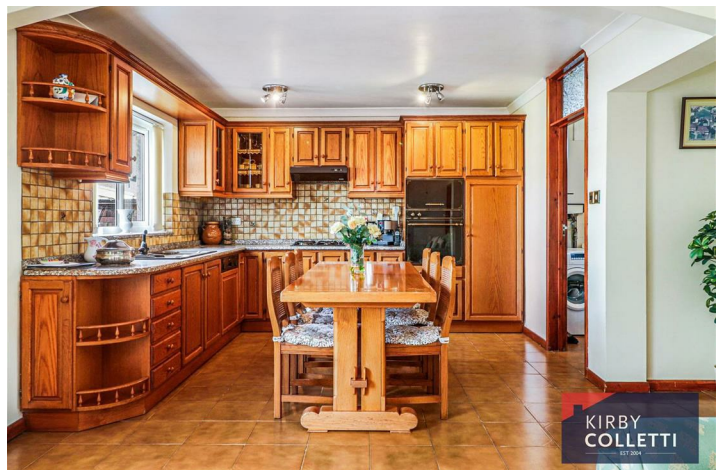
### Garage

17'9 x 6'11 (5.41m x 2.11m)

Up an over door. Light and power connected.

### Front Garden

Tarmac driveway providing off street parking.



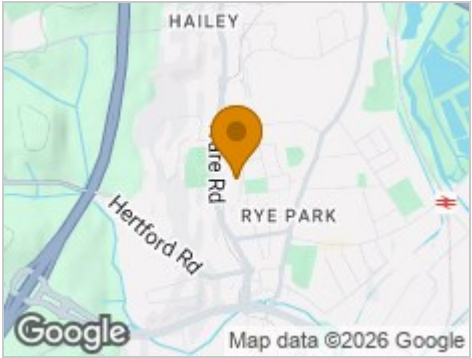
Road Map



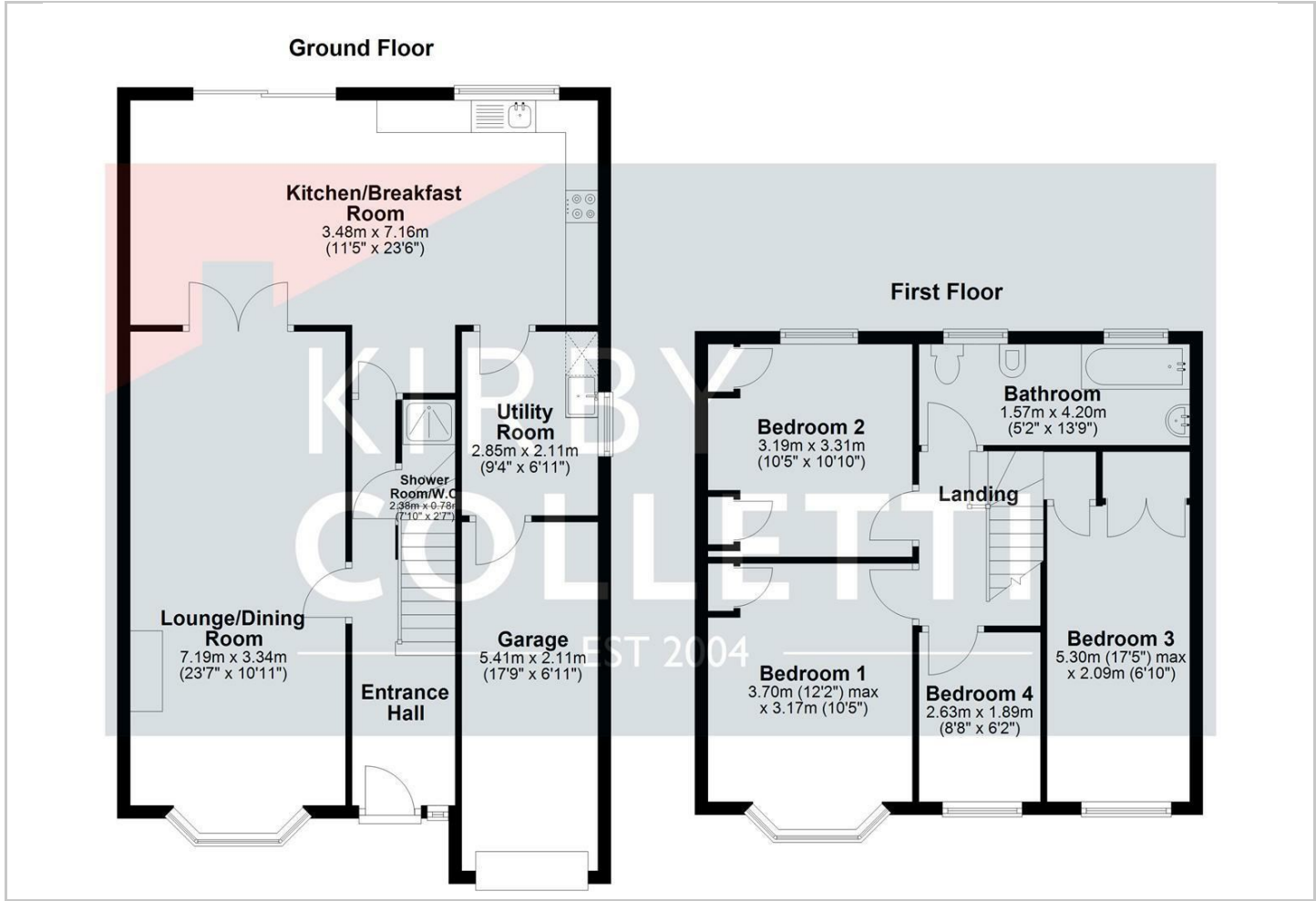
Hybrid Map



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

