



## 10 Brookside

Hoddesdon, EN11 8QW

**Offers In Excess Of £400,000**



Kirby Colletti are pleased to offer this rarely available Two Bedroom Semi Detached Bungalow ideally located close to Hoddesdon Town Centre with its comprehensive shopping facilities, bus services, Rye House or Broxbourne Station and Barclay Park with its open countryside.

The property has been well maintained by the current owner and benefits from newly installed central heating boiler, uPVC double glazing, low maintenance front and rear gardens, ample off street parking and garage with electric roller door.

- Two Bedrooms
- Shower Room
- Garage
- Close To Town Centre
- Lounge
- Southerly Aspect Rear Garden
- Gas Central Heating
- Kitchen
- Ample Off Street Parking
- uPVC Double Glazed



## Accommodation

Covered entrance porch leading to uPVC double glazed front door to:

### Entrance Hall

Radiator. Storage cupboard. Loft access. Door to:

### Lounge

17'3" x 9'8" (5.26m" x 2.95m")

Front aspect full height uPVC double glazed window. Radiator. Television aerial point. Feature fireplace with inset electric fire. Coved ceiling.

### Kitchen

10'6" x 7'4" (3.20m" x 2.24m")

Front aspect uPVC double glazed window. Range of wall and base mounted units. Roll edged work surfaces. Tiled splash backs. Inset single drainer stainless steel sink unit mixer tap over. Built in electric four ring hob. Extractor hood over. Built in oven below. Plumbing for washing machine. Space for fridge/freezer. Cupboard housing gas central heating boiler. Radiator.

### Bedroom One

16 max x 8'5" (4.88m max x 2.57m")

Rear aspect uPVC double glazed window. Radiator. Hanging wardrobe cupboard. Coved ceiling.

### Bedroom Two/Dining Room

10'4" x 8'3" (3.15m" x 2.51m")

uPVC Double glazed door leading to rear garden. Radiator. Coved ceiling.

## Shower Room

6'4" x 5'3" (1.93m" x 1.60m" )

Side aspect uPVC double glazed window. White suite comprising fully tiled shower cubicle. Low level W.C. Wash hand basin. Heated towel rail. Radiator. Three walls fully tiled.

## Exterior

### Rear garden

Southerly aspect and secluded low maintenance garden with bloc paved patio. Shrub borders. Artificial lawn. Access to rear of garage.

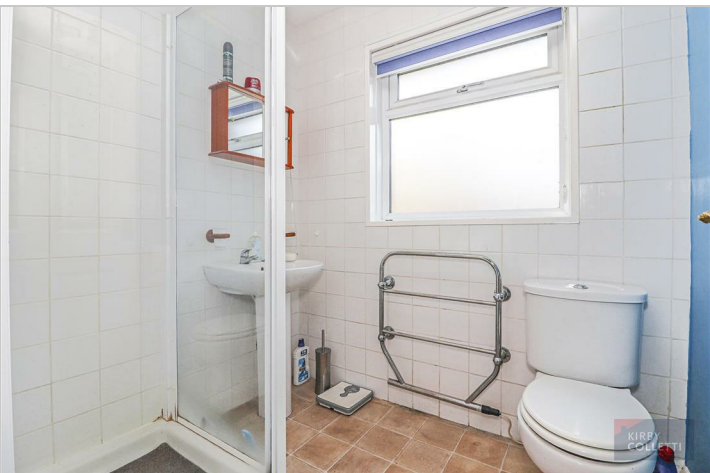
### Garage

18 x 7'9" (5.49m x 2.36m")

Electrically operated roller door. Light and power connected. Meters. Door leading to rear garden.

### Front Garden

Bloc paved providing off street parking. Driveway to front of garage proving additional off street parking for several cars.



Road Map



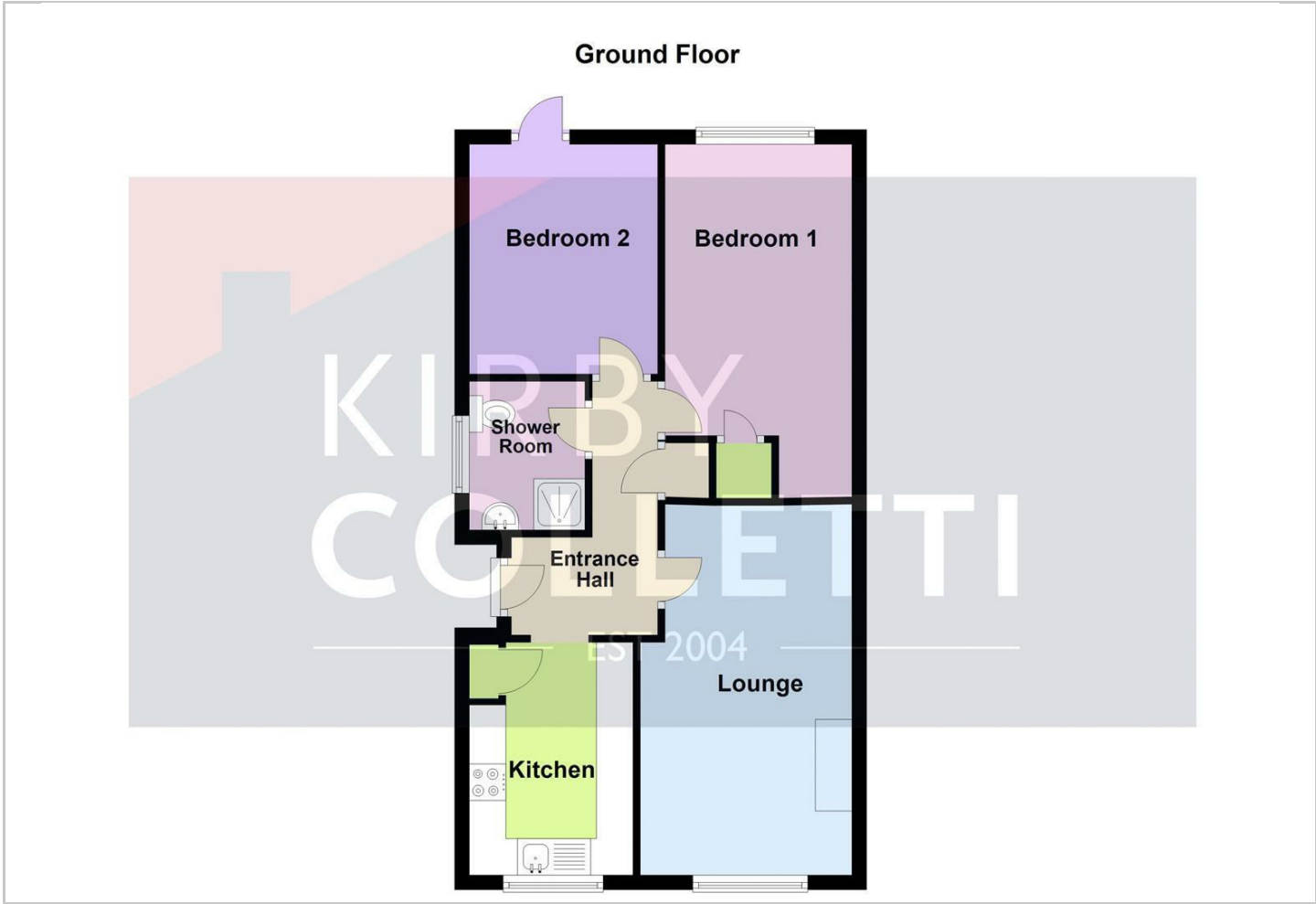
Hybrid Map



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

