



5 Highbury Avenue

Hoddesdon, EN11 9HH

Offers In Excess Of £495,000



**** CHAIN FREE**** KIRBY COLLETTI are delighted to offer this **TWO BEDROOM DETACHED BUNGALOW** situated on a corner plot benefiting from Gated Off Street Parking, Detached Garage, 25ft Lounge/Dining Room, uPVC Double Glazed Conservatory, Kitchen, Shower Room with Separate W.C, Double Glazing and Gas Central Heating.

Ideally located close to all local amenities including Rye House Station, Local Shops, Bus Services and Hoddesdon Town Centre with its comprehensive shopping facilities.

- Chain Free
- 25 ft Lounge/Dining Room
- Shower Room
- Gated Off Street Parking
- Detached Bungalow
- uPVC Conservatory
- Separate WC
- Two Bedrooms
- Kitchen
- Detached Garage



Accommodation

Part glazed front door to:

Entrance Porch

Tiled floor. Door to:

Lounge/Dining Room

25'5" x 11'4" (7.75m" x 3.45m")

Dual aspect double glazed windows. Two double radiators. Feature fireplace. T.V point. Three wall light points. Coved ceiling. Laminate flooring. Doorway to:

Inner Hallway

Radiator.

Kitchen

11'7" x 5'11" (3.53m" x 1.80m")

Side aspect double glazed window and door to side pedestrian access and rear garden. Range of wall and base mounted units. Inset single drainer stainless steel sink unit. Cooker point. Plumbing for washing machine. Space for fridge/freezer. Radiator. Laminate flooring.

Bedroom One

13'4" x 9'11" (4.06m" x 3.02m")

Side aspect double glazed window. Radiator. Laminate flooring.

Bedroom Two

10'5" x 8'5" (3.18m" x 2.57m")

Doors leading onto conservatory. Radiator.

Conservatory

10'2" x 8'6" (3.10m" x 2.59m")

uPVC Double glazed windows and door leading to rear garden.

Shower Room

8'8"x 5'1" (2.64m"x 1.55m")

Rear aspect double glazed window. White suite comprising fully tiled shower cubicle. Pedestal wash hand basin. Tiled floor. Radiator.

Separate W.C

3'4" x 2'10" (1.02m" x 0.86m")

White low level W.C.

Exterior

Rear Garden

Approx 36ft. Paved patio area. Remainder laid to lawn. Side pedestrian access to front garden. Outside light.

Detached Single Garage

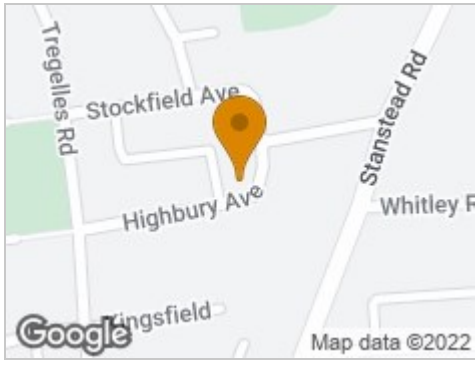
Accessed vis rear service road. Up and over door. Door to rear garden.

Front Garden

Large corner plot. Gated driveway providing off street parking for two vehicles. Remainder laid to lawn.



Road Map



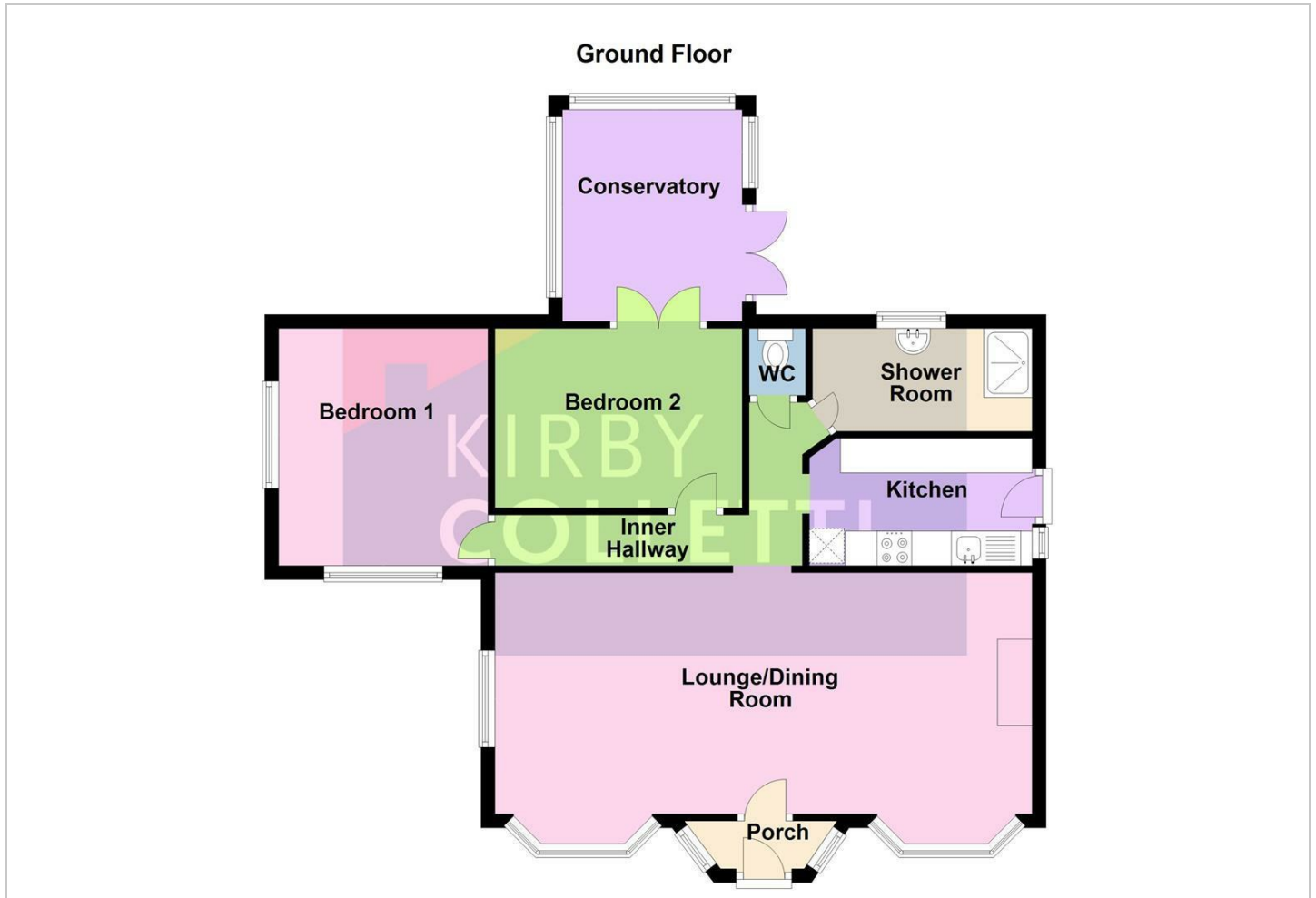
Hybrid Map



Terrain Map



Floor Plan

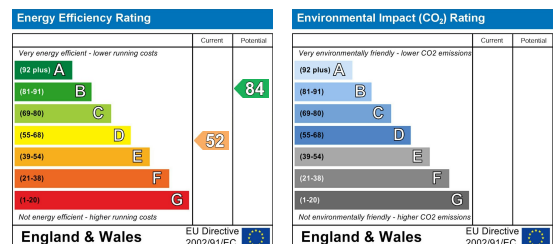


Viewing

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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