



## 12 Saffron Close

Hoddesdon, EN11 8QZ

**Guide Price £425,000**



KIRBY COLLETTI are pleased to offer this well presented Three Bedroom Semi Detached House situated in a Cul De Sac and within easy access to Local Schools, Rye House & Broxbourne Train Stations and Hoddesdon Town Centre with its comprehensive shopping facilities.

The property has the benefits of Large Fitted Kitchen, Ground Floor W.C. Re-Fitted Bathroom, West facing Garden plus Garden Room with Covered Seating Area, uPVC Double Glazing and Gas Central Heating.

- Well Presented Semi Detached House
- Re-Fitted Bathroom
- Gas Central Heating
- Close to Town Centre
- Lounge/Diner
- Ground Floor W.C
- uPVC Double Glazed
- Re-Fitted Kitchen
- West Facing Garden
- Cul De Sac Position



## Accommodation

uPVC Double glazed front door to:

### Entrance Hall

14'5" x 6'1" (4.39m" x 1.85m")

Stairs to first floor. Under stairs storage cupboard housing meters. Laminate flooring. Doorways to Re-Fitted kitchen and Lounge/Diner.

### Lounge/Diner

17'9" x 16'6" max (5.41m" x 5.03m" max)

Two rear aspect uPVC double glazed windows. Two radiators. Television aerial point. Laminate flooring. Coved ceiling. Access to rear lobby.

### Re-Fitted Kitchen

17'4"x 8'8" max (5.28m"x 2.64m" max)

Front aspect uPVC double glazed window. Range of wall and base mounted units. Granite work surfaces. Inset single drainer sink unit. Range cooker. Extractor hood over. Integrated dishwasher. Space from American style fridge/freezer. Heated towel rail. uPVC double glazed door to front garden. Wall mounted gas central heating boiler. Access to rear lobby.

### Ground Floor W.C

3'8" x 2'3" (1.12m" x 0.69m")

White low level W.C. Half tiled walls. Tiled floor.

### Rear Lobby

6'4" x 5'4" (1.93m" x 1.63m")

uPVC Double glazed door to rear garden. Radiator. Access to Lounge/Diner.

### Landing

11'9" x 5'7" (3.58m" x 1.70m")

Loft access. Storage cupboard and linen cupboard.

## Bedroom One

12'7" x 9'6" (3.84m" x 2.90m")

Front aspect uPVC double glazed window. Radiator. Fitted wardrobes to one wall. Laminate flooring.

## Bedroom Two

12'8" x 8'9" (3.86m" x 2.67m" )

Rear aspect uPVC double glazed window. Radiator. Hanging wardrobe space. Laminate flooring.

## Bedroom Three

8' 9" x 7" 8" (2.44m 2.74m' x 2.13m' 2.44m')

Rear aspect uPVC double glazed window. Radiator. Laminate flooring.

## Re-Fitted Bathroom

7'11" x 5'4" (2.41m" x 1.63m" )

Front aspect uPVC double window. White suite comprising 'P' Shaped bath. Wall mounted shower over and shower screen. Low level W.C with concealed cistern. Wash hand basin with vanity unit below. Heated towel rail. Fully tiled walls and floor.

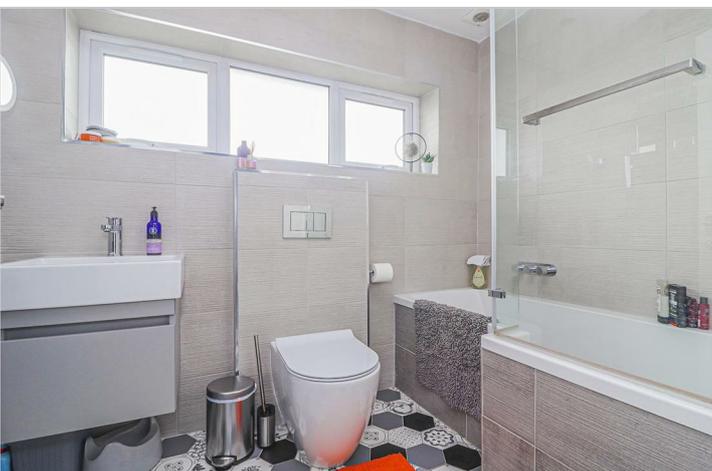
## Exterior

### Rear Garden

Approximately 41ft west facing with paved patio and remainder laid to lawn. Shrub borders. Garden room with covered seating area to the side. Water tap and outside lighting.

### Front Garden

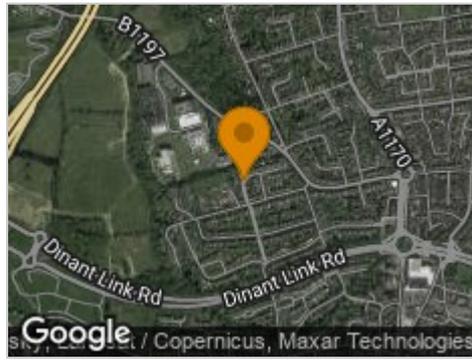
Landscaped with various plants.



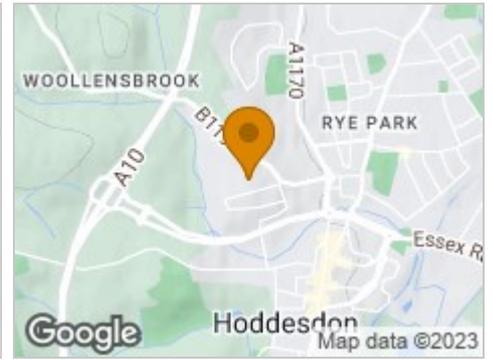
## Road Map



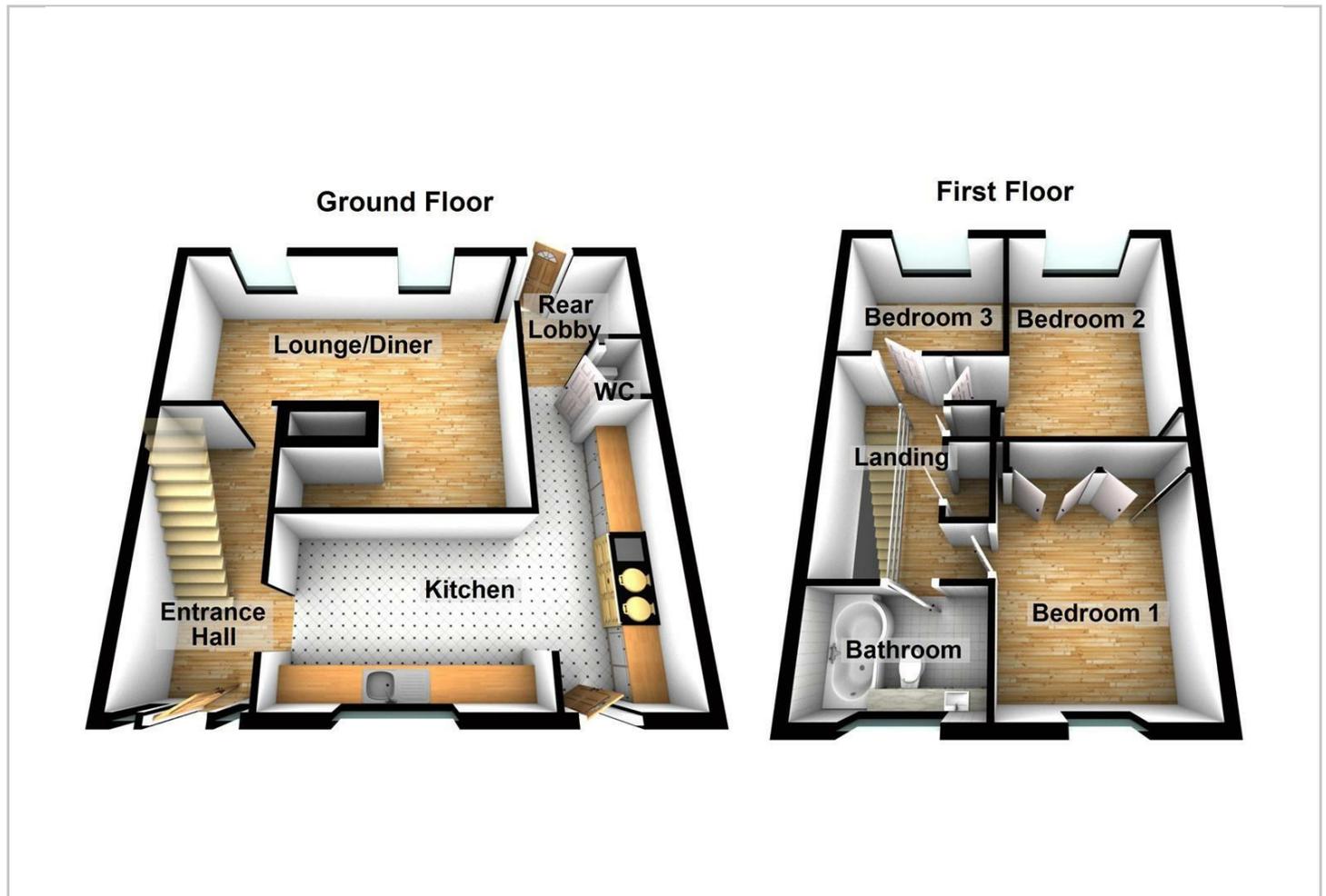
## Hybrid Map



## Terrain Map



## Floor Plan

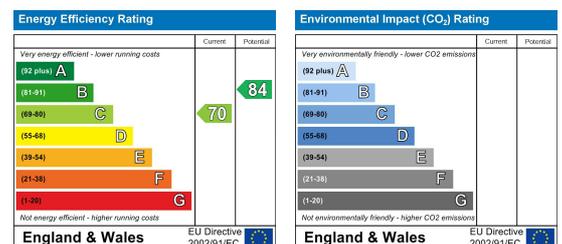


## Viewing

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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