



KIRBY
COLLETTI

EST 2004

14 Cherry Tree Road

Hoddesdon, EN11 9JS

£429,950



3



1



2



C

Nestled in a tranquil cul-de-sac on Cherry Tree Road, Hoddesdon, this immaculately presented three-bedroom end of terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 996 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining.

The lounge and dining area create a welcoming atmosphere, while the well-appointed kitchen is perfect for culinary enthusiasts. The re-fitted bathroom adds a touch of modern elegance, ensuring that all your needs are met.

This delightful home features a generous 68ft rear garden, providing an excellent outdoor space for family gatherings or quiet evenings. Additionally, the property includes a garage and a driveway, offering parking, which is a valuable asset in this sought-after area.

Conveniently located, the house is within a short walk to local shops and restaurants, making everyday errands a breeze. The picturesque River Lea is also nearby, perfect for leisurely strolls. For those who commute, Rye House Railway Station is just a stone's throw away, providing easy access to surrounding areas.

With gas central heating throughout, this property ensures warmth and comfort all year round. This charming end of terrace house is an ideal choice for families or professionals seeking a peaceful yet accessible location. Don't miss the opportunity to make this lovely home your own.

- Three Bedrooms
- Re-Fitted Bathroom
- 68ft Rear Garden
- Close to all local amenities
- Lounge/Dining Room
- Separate W.C
- Quiet Cul De Sac
- Kitchen
- Garage
- Gas Central Heating



Accommodation

uPVC Double glazed front door to:

Entrance Hall

13'11 x 5'10 max (4.24m x 1.78m max)

Stairs to first floor. Storage cupboard. Laminate flooring. Radiator. Door to garage.

Lounge/Dining Room

17'8 x 12 (5.38m x 3.66m)

Rear aspect uPVC double glazed windows and uPVC double glazed door to rear garden. Understairs storage cupboard. Two radiators. Television aerial point.

Kitchen

11'5 x 9'11 (3.48m x 3.02m)

Front aspect uPVC double glazed window. Range of wall and base mounted units. Roll edged worksurfaces. Inset single drainer stainless steel sink unit mixer tap over. Cooker point. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Radiator.

First Floor Landing

8'6 x 5'10 (2.59m x 1.55m)

Loft access. Cupboard housing gas central heating boiler.

Bedroom One

12'7 max x 11'5 max (3.84m max x 3.48m max)

Rear aspect uPVC double glazed window. Radiator. Television aerial point.

Bedroom Two

11'5 max x 9'8 (3.48m max x 2.95m)

Front aspect uPVC double glazed window. Radiator. Television aerial point.

Bedroom Three

14'4 x 6'8 (4.37m x 2.03m)

Front aspect uPVC double glazed window. Radiator.

Re-Fitted Bathroom

6'6 x 5'5 (1.98m x 1.65m)

Rear aspect uPVC double glazed window. White suite comprising panel enclosed bath. mixer tap and shower attachment over. Wall mounted shower screen. Wash hand basin. Walls fully tiled. Heated towel rail. Tiled floor.

Separate W.C

6'6 x 2'11 (1.98m x 0.89m)

Side aspect uPVC double glazed window. White low level W.C. with concealed cistern. Tiled floor.

Exterior

Rear Garden

Approx 68ft. Decked area with side pedestrian access. Remainder laid to lawn. Garden shed. Rear pedestrian access.

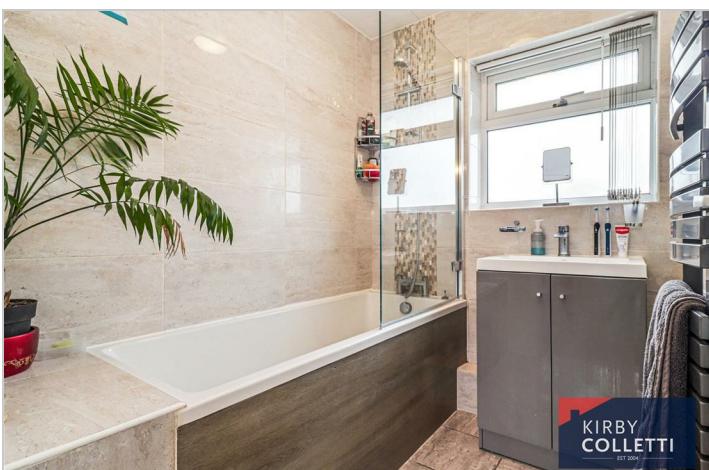
Front Garden

Driveway providing off street parking to front of garage. Remainder laid to lawn. Side pedestrian access to rear garden.

Garage

18'4 x 9'9 (5.59m x 2.97m)

Up and over door.



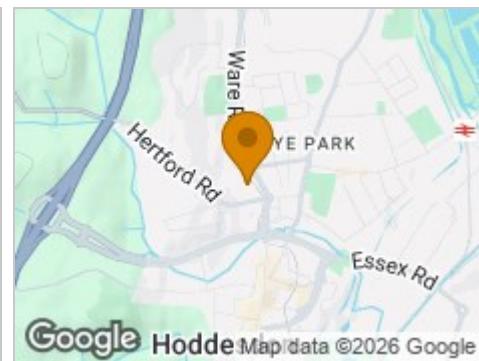
Road Map



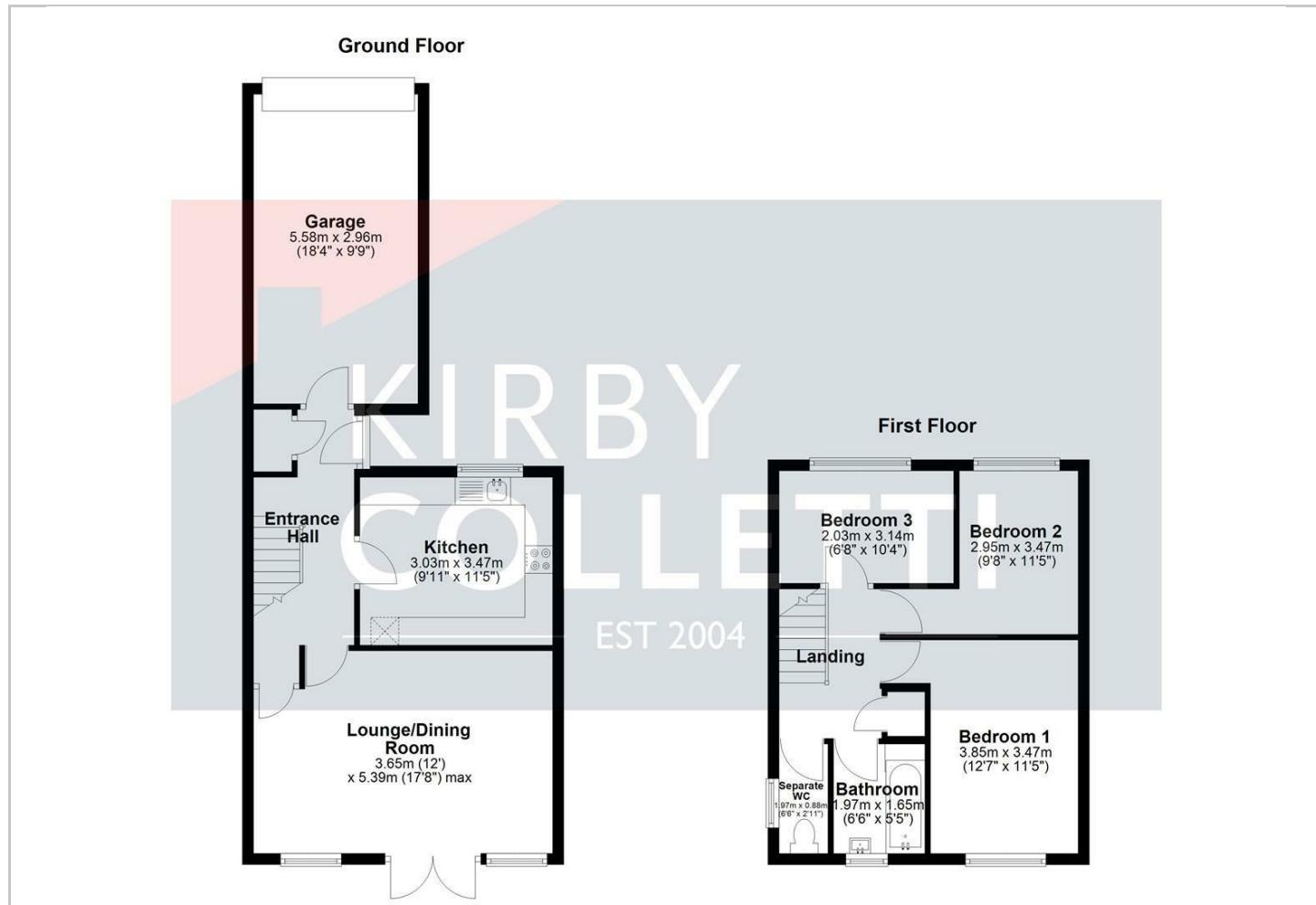
Hybrid Map



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

