



## 46 Beechfield

Hoddesdon, EN11 9QJ

**Price £535,000**



Kirby Colletti are pleased to offer this Extended Four Bedroom End Terrace House situated in this popular residential area located north of the Town Centre and within easy access to all local amenities including Schools, Local Shops, Bus Services and Train Station.

The property is situated in a Cul De Sac and benefits from generous living accommodation comprising 30'3 x 13'5 lounge/Dining Room, 35'3 x 11'6 Kitchen/Breakfast Room, Utility Room, Principle Bedroom 19'3 x 10'2 with En Suite Bath/Shower Room and Dressing Room, Family Bathroom, Off Street Parking and Rear Garden with pedestrian rear access.

- **Extended Four Bedroom End Terrace House**
- **Cloakroom**
- **Family Bathroom**
- **Garden**
- **Lounge/Dining Room**
- **Utility Room**
- **uPVC Double Glazing**
- **Kitchen/Breakfast Room**
- **En Suite Bath/Shower Room**
- **Off Street Parking**



## Accommodation

uPVC Double glazed front door to:

### Entrance Hall

Stairs to first floor. Radiator. Cloak cupboard. Laminate flooring.

### Cloakroom

5 x 2'6 (1.52m x 0.76m)

White suite comprising Low level W.C. Wash hand basin. Fully tiled walls. Extractor fan. Laminate flooring.

### Lounge/Dining Room

30'3 x 13'5 max (9.22m x 4.09m max)

Front aspect uPVC double glazed Bow window. Feature fireplace. Television aerial point. Three radiators. Laminate flooring. uPVC double glazed door to rear garden.

### Kitchen/Breakfast Room

35'3 x 11'6 (10.74m x 3.51m )

Front aspect uPVC double glazed Bow window. Rear aspect uPVC double glazed window. Range of wall and base mounted units. Roll edged worksurfaces. Inset stainless steel double bowl sink unit mixer tap over. Built in double oven. Built in electric hob. Extractor hood over. American style fridge/freezer. Door to:

### Utility Room

24'7 x 4'4 (7.49m x 1.32m)

Front aspect uPVC double glazed window. uPVC double glazed door to store room. Wall mounted units. Worksurfaces. Inset stainless steel sink unit mixer tap over. Plumbing for washing machine. Space for tumble dryer. Fully tiled walls. Two radiators. Tiled floor.

### Store Room

10'7 x 4'4 (3.23m x 1.32m)

Door to rear garden. Tiled floor. Water tap.

### First Floor Landing

11'6 x 5'7 (3.51m x 1.70m )

Loft access. Airing cupboard. Laminate floor.

### Bedroom One

19'3 x 10'2 (5.87m x 3.10m )

Front aspect uPVC double glazed window. Radiator. Laminate flooring. Door to en suite bath/Shower room. Door to:

### Dressing Room/Bedroom Five

7'4 x 5'1 (2.24m x 1.55m)

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

### En Suite Bath/Shower Room

10'5 x 7'11 (3.18m x 2.41m)

Rear aspect uPVC double glazed window. White suite comprising Jacuzzi bath. Low level W.C. Wash hand basin. Shower cubicle. Partly tiled walls. Heated towel rail.

### Bedroom Two

10'6 x 8'6 (3.20m x 2.59m)

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

### Bedroom Three

9'11 x 9'7 (3.02m x 2.92m)

Rear aspect uPVC double glazed window. Radiator. Fitted wardrobe to one wall. Laminate flooring.

### Bedroom Four

10'1 max x 6'1 (3.07m max x 1.85m)

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

### Family Bathroom

8'11 x 8'5 (2.72m x 2.57m)

Side aspect uPVC double glazed window. White suite comprising panelled bath mixer tap and shower attachment over. Wall mounted shower screen. Wash hand basin. Low level W.C. Fully tiled walls.

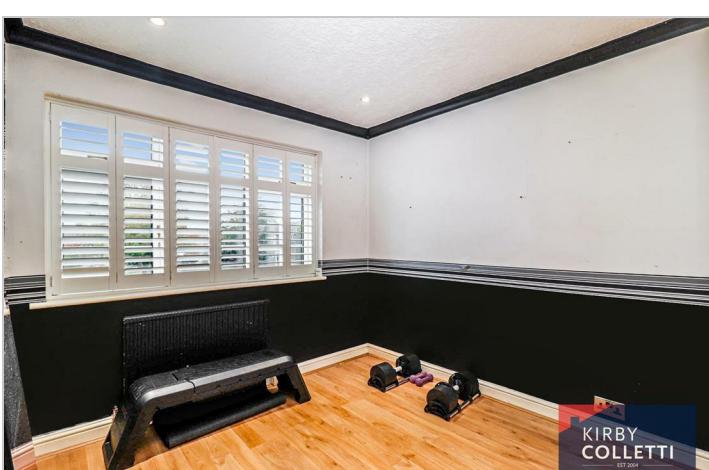
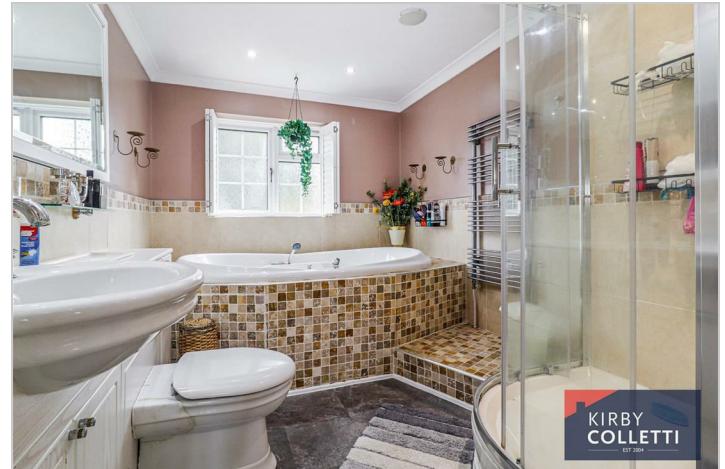
### Exterior

#### Rear Garden

Decked area with remainder laid with artificial lawn. Garden shed. Outside lights. Water tap. Rear pedestrian access.

#### Front Garden

Block paved driveway proving off street parking.



## Road Map



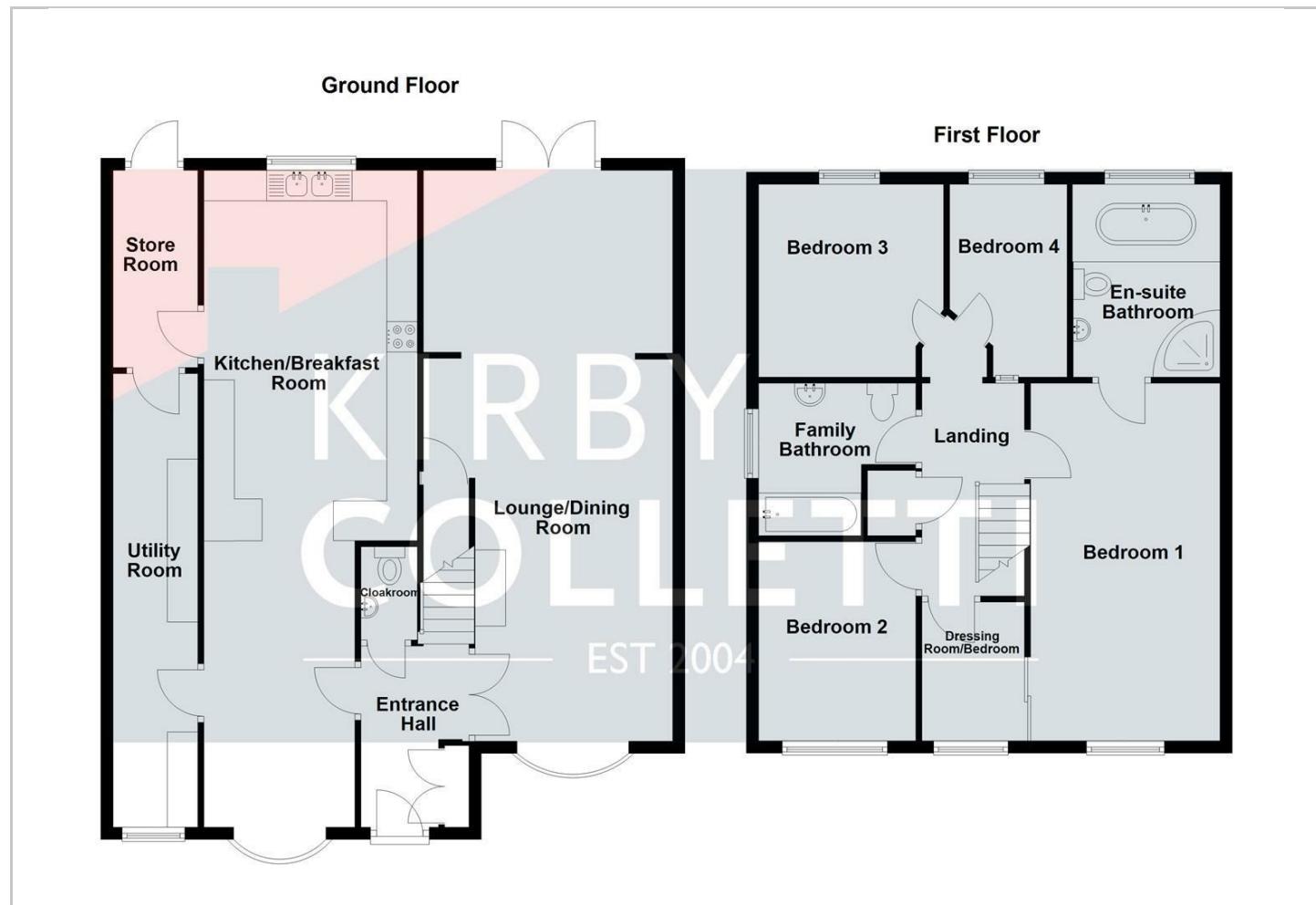
## Hybrid Map



## Terrain Map



## Floor Plan

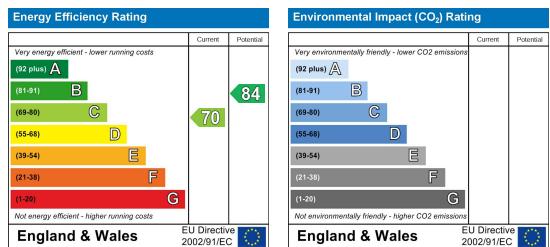


## Viewing

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



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