



## 1 Parrotts Field

Hoddesdon, EN11 0QX

**Price £450,000**



Kirby Colletti are pleased to offer this Extended and well presented Three Bedroom Semi Detached House which has been greatly improved by the current owner and benefits from Re-Fitted Kitchen, Re-Fitted Bathroom, Downstairs Shower Room, Utility Room, Gas Central Heating, uPVC Double glazing, low maintenance rear garden and off street parking.

Ideally situated within easy access to Hoddesdon Town Centre with its comprehensive shopping facilities, Bus Services, Schools, Train Station and A10/M25 links.

- Well Presented Three Bedroom Semi Detached
- Downstairs Shower Room
- Gas Central Heating
- Off Street Parking
- Re-Fitted Kitchen/Diner
- Utility Room
- uPVC Double Glazed
- Lounge
- Re-Fitted Bathroom
- Low Maintenance Rear Garden



### Accommodation

uPVC Double glazed front door to:

#### Re-Fitted Kitchen/Diner

20'8 max x 9 max (6.30m max x 2.74m max)  
Front aspect uPVC double glazed window. Radiator. Laminate flooring. Door to shower room and utility room. KITCHEN AREA: Rear aspect uPVC double glazed window. Range of wall and base mounted units. Work surfaces over. Inset sink. Built in four induction hon. Built in oven below. Extractor hood over. Plumbing for dishwasher. Fridge/freezer.

#### Lounge

21'7 max x 10'10 (6.58m max x 3.30m)  
Bi-folding doors to rear garden. Two radiators. Stairs to first floor. Log burner. Laminate flooring.

#### Shower Room

7'11 x 7'7 (2.41m x 2.31m)  
White suite comprising fully tiled shower cubicle. Low level W.C. Sink with vanity unit below. Heated towel rail. Door to:

#### Utility Room

7'11 x 7'7 (2.41m x 2.31m)  
Worksurface with cupboard below. Plumbing for washing machine and space for tumble dryer.

#### First Floor Landing

Loft access. Airing cupboard. Wall mounted air conditioning unit.

#### Bedroom One

10'7 x 9'3 (3.23m x 2.82m)  
Rear aspect uPVC double glazed window. Radiator. Built in wardrobe to one wall.

#### Bedroom Two

11 x 10'2 (3.35m x 3.10m)  
Front aspect uPVC double glazed window. Radiator.

#### Bedroom Three

8'10 x 7'2 (2.69m x 2.18m)  
Front aspect uPVC double glazed window. Radiator.

#### Re-Fitted Bathroom

6'4 x 5'9 (1.93m x 1.75m)  
Rear aspect uPVC double glazed window. White suite comprising P Shaped bath. Wall mounted shower and shower screen. Low level W.C. Wash hand basin with vanity unit below. Walls fully tiled. Heated towel rail.

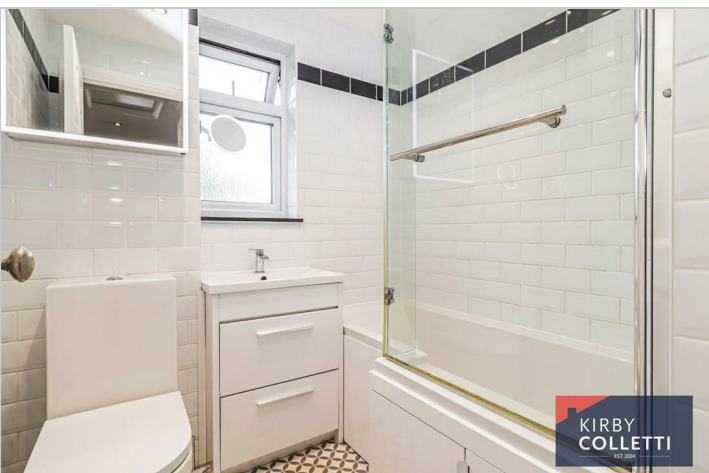
#### Exterior

##### Rear Garden

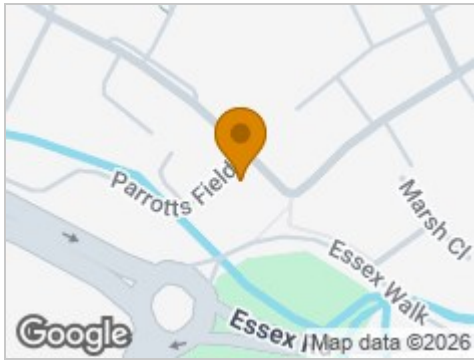
Approx 40ft. Low maintenance rear garden with decked area. Fenced boundaries.

##### Front Garden

Paved providing off street parking.



## Road Map



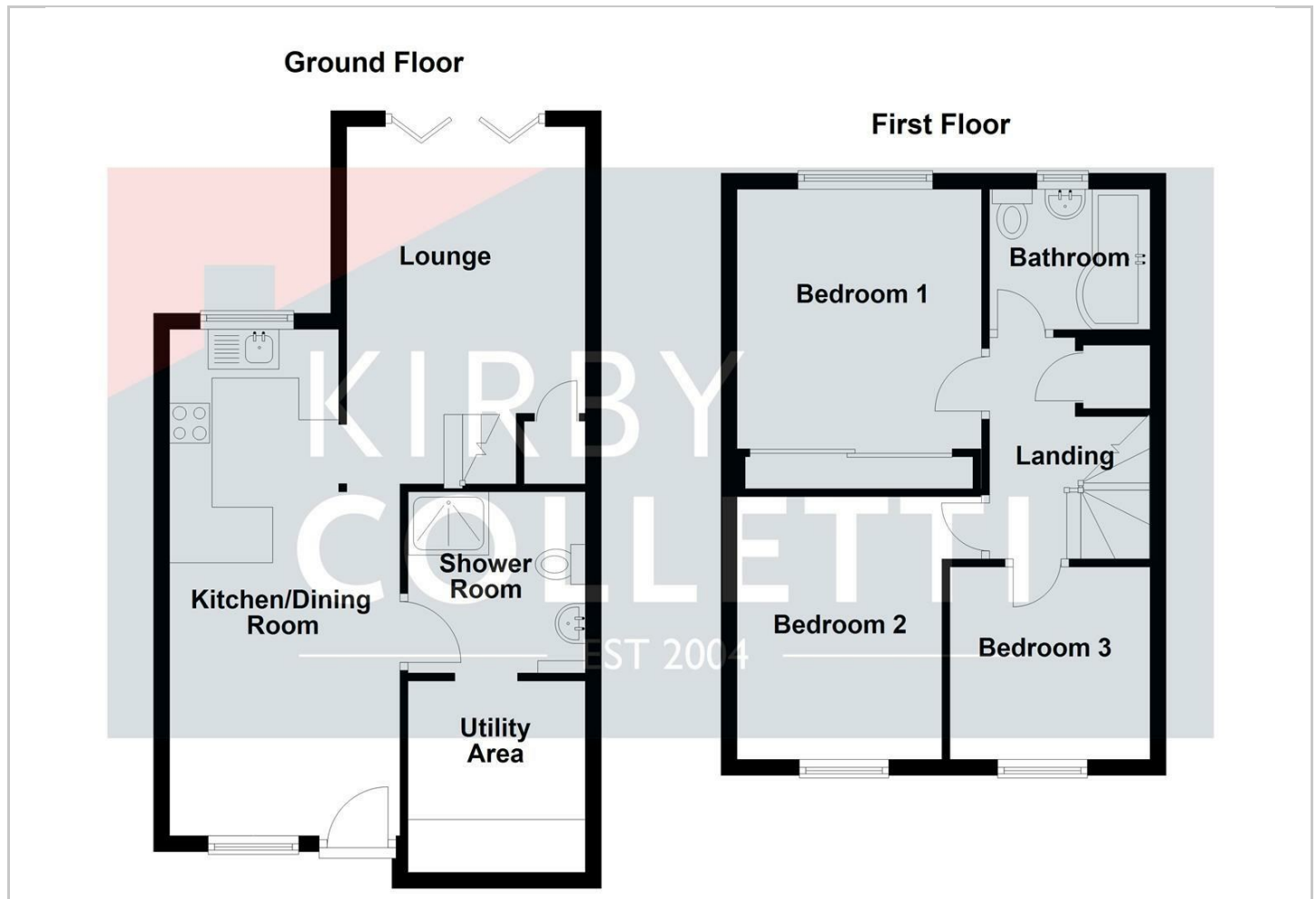
## Hybrid Map



## Terrain Map



## Floor Plan

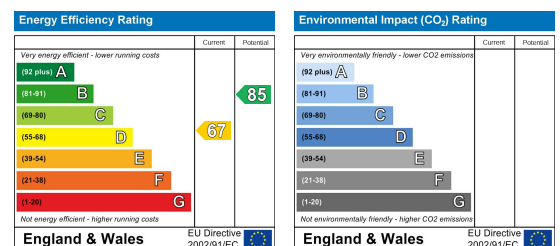


## Viewing

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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