



24 Burn Side

Hoddesdon, EN11 8PG

Price Guide £550,000



Kirby Colletti are pleased to offer this much improved Four Bedroom End Terraced Town House ideally situated in a quiet cul de sac close to Hoddesdon Town Centre with its comprehensive shopping facilities, Barclay Park open country side, Schools, Bus Services and Rye House or Broxbourne Train Station.

The property benefits from Re-Fitted Kitchen/Family Room, Re-Fitted En Suite Shower Room to Bedroom One, Sitting Room over looking rear garden, Re-Fitted Family Bath/Shower Room, Gas Central Heating, uPVC Double Glazing, South Facing Rear Garden and Off Street Parking.

- FOUR BEDROOM END TERRACE
- RE-FITTED EN SUITE SHOWER ROOM
- DRIVEWAY
- SOUTH FACING REAR GARDEN
- IMMACULATELY PRESENTED
- SITTING ROOM
- QUIET CUL DE SAC
- RE-FITTED KITCHEN/FAMILY ROOM
- RE-FITTED FAMILY BATHROOM
- CLOSE TO TOWN CENTRE



Accommodation

Composite front door to:

Entrance Hall

7'7" x 6'11" (2.31m" x 2.11m")

Cloaks cupboard housing gas central heating boiler. Stairs to first floor. Tiled floor. Door to:

Cloakroom

4'4" x 3'10" (1.32m" x 1.17m")

White suite comprising Low level W.C. Half tiled walls. Heated towel rail. Tiled floor.

Re-Fitted Kitchen/Family Room

25'7"max x 16' 3" max (7.80m"max x 4.88m 0.91m' max)

Front aspect uPVC double glazed window. uPVC double glazed door providing side pedestrian access to front and rear garden. Range of wall and base mounted units. Quartz work surfaces over. Under mounted stainless steel sink unit with mixer tap over. Built in gas five ring hob. Extractor hood over. Built in oven with microwave oven above. Space for American style fridge/freezer. Integrated washing machine and dishwasher. Breakfast bar. Recessed spotlights. Vertical column radiator. Tiled flooring. Under stairs storage cupboard. Television aerial point.

First Floor Landing

11'8" x 6' (3.56m" x 1.83m)

Stairs to second floor landing. Laminate flooring. Door to:

Sitting Room

16'5" x 10'3" (5.00m" x 3.12m")

Two rear aspect uPVC double glazed doors giving access to rear garden. Television aerial point. Vertical column radiator. Recessed spotlights. Laminate flooring.

Bedroom One

15'2" x 10' (4.62m" x 3.05m)

Front aspect uPVC double glazed window. Side aspect high level uPVC double glazed window. Radiator. Laminate flooring. Door to:

En Suite Shower Room

7'5" x 5' (2.26m" x 1.52m)

Front aspect uPVC double glazed window. White suite comprising fully tiled shower. Low level W.C. Wash hand basin . Heated towel rail. Recessed spot lights. Tiled floor.

Second Floor Landing

8' 8" x 6'8" (2.44m 2.44m" x 2.03m")

Loft access. Laminate flooring.

Bedroom Two

13'11 x 9'5" (4.24m x 2.87m")

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

Bedroom Three

11'6" x 9'4" (3.51m" x 2.84m")

Rear aspect uPVC double glazed window. Radiator. Fitted wardrobes to one wall.

Bedroom Four

8'4" x 8'3" (2.54m" x 2.51m")

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

Re-Fitted Bath/Shower Room

8' x 6'7" (2.44m x 2.01m")

Rear aspect uPVC double glazed window. White suite comprising panel enclosed bath with mixer tap and shower attachment over. Wash hand basin. Low level W.C. Fully tiled shower cubicle. Tiled walls and floor. Heated towel rail.

Exterior

Rear Garden

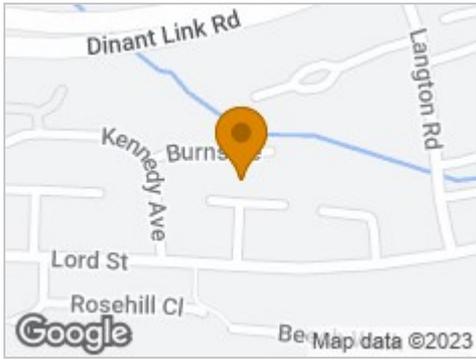
South facing. Patio area. Remainder laid to lawn. Side pedestrian access to front garden.

Front Garden

Driveway providing off street parking. Side pedestrian access.



Road Map



Hybrid Map



Terrain Map



Floor Plan

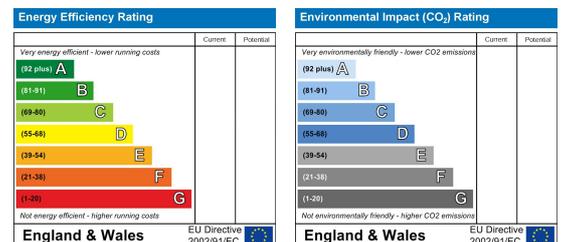


Viewing

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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