



## 6 Hogges Close

Hoddesdon, EN11 8EY

**£339,995**



Kirby Colletti are delighted to offer this STUNNING TWO BEDROOM HOUSE located in the heart of Hoddesdon Town Centre with its comprehensive shopping facilities, Bus Services, Barclay Park and Schooling for all ages.

Some of the many benefits include Double Glazing, Gas Central heating, Luxury Fitted Bathroom, Kitchen with Integrated appliances and Two Allocated parking spaces with an electric charging point.

- Two Bedroom House
- Gas Heating throughout
- Electric charging point
- Heart of Hoddesdon Town Centre
- Luxury Bathroom/W.C
- Double Glazing
- Two Allocated Parking Spaces
- Spacious Open Planned Kitchen/Living area



## ACCOMMODATION

Double glazed front door to:

### ENTRANCE HALL

Stairs to first floor. Understairs storage cupboard. Tiled floor. Recessed spotlights. Wall mounted cupboard housing fuse box.

### BEDROOM ONE

12'10 x 8'10 (3.91m x 2.69m)

Side aspect double glazed window. Tiled floor. Recessed ceiling spotlights. Electric blinds. Radiator.

### BEDROOM TWO

9'2 x 6'6 (2.79m x 1.98m)

Side aspect double glazed window. Tiled floor. Recessed ceiling spotlights. Radiator.

### LUXURY BATHROOM

7'9 x 5 (2.36m x 1.52m)

White suite comprising panel enclosed bath. Wall mounted shower and shower screen. Wash hand basin with vanity unit under. Low level W.C with concealed cistern. Heated towel rail. One wall fully tiled. Tiled floor.

## FIRST FLOOR

### OPEN PLAN LIVING/KITCHEN AREA

17'11 max x 16'11 (5.46m max x 5.16m)

Side aspect double glazed window with electric blinds.

## DINING AREA

11'5 x 9'9 (3.48m x 2.97m)

Log burner. TV aerial point. Tiled floor. Recessed spotlights. Steps up to door leading onto roof. (which cannot be used)

## KITCHEN AREA

12'5 x 9 (3.78m x 2.74m)

Range of white wall and base mounted units with worksurfaces over. Built in gas hob with oven below and extractor hood over. Inset sink unit. Integrated fridge, washing machine and dishwasher. Cupboard housing gas boiler. Double radiator. Wall mounted entry phone.

## EXTERIOR

Two allocated parking spaces. Electric charging point.



## Road Map



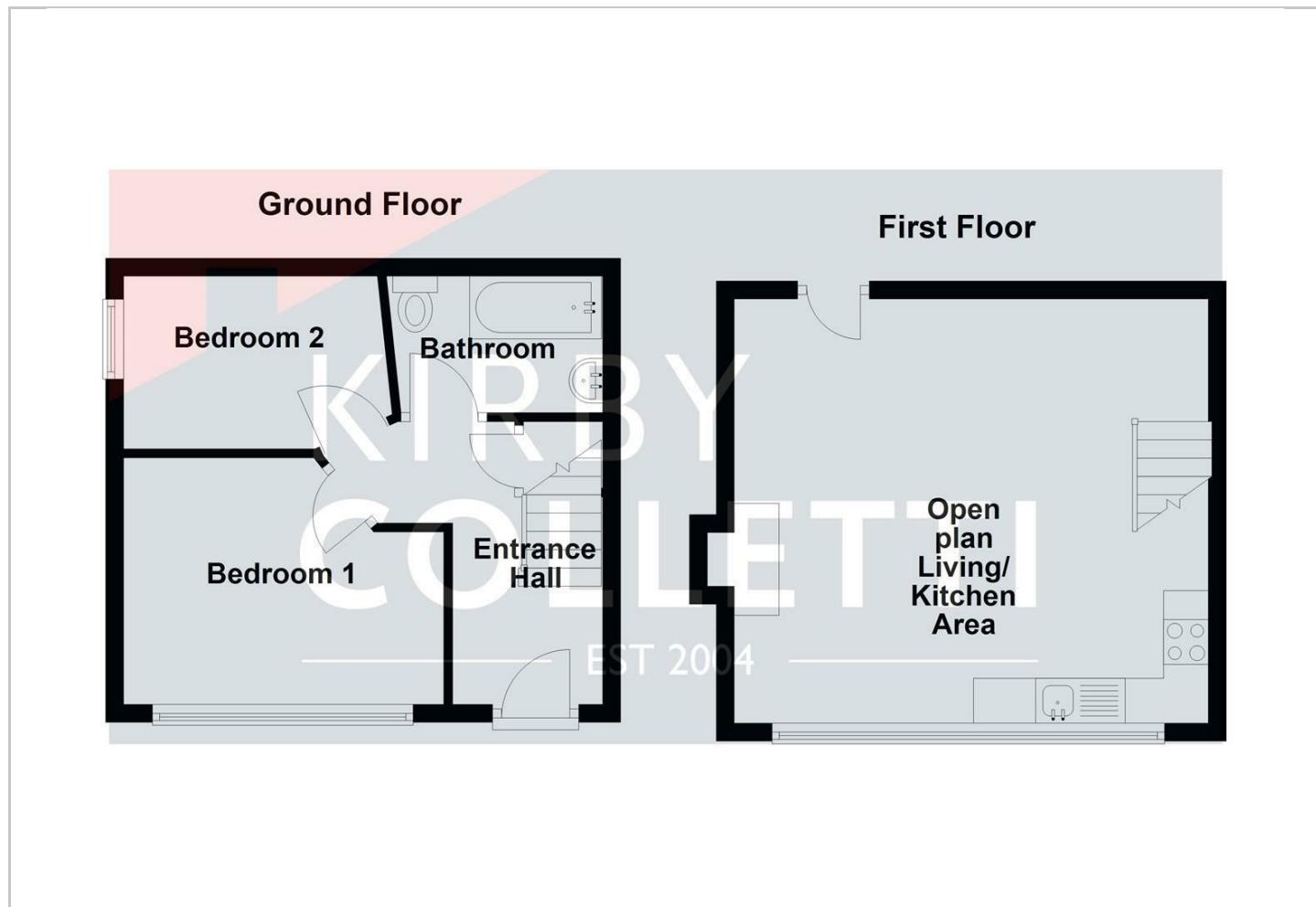
## Hybrid Map



## Terrain Map



## Floor Plan

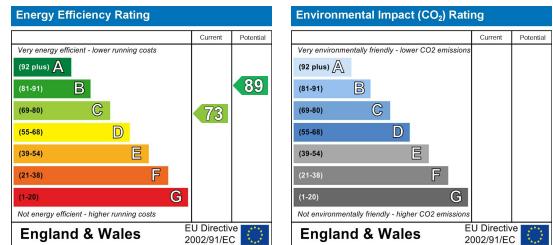


## Viewing

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



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