



## 23 Briscoe Close

Hoddesdon, EN11 9DH

**£595,000**



\*\*\* No Upward Chain\*\*\* Kirby Colletti are pleased to offer this Extended Five Bedroom Semi Detached House located in this highly regarded cul de sac off Briscoe Road and within easy access to all local amenities including Hoddesdon Town Centre with its comprehensive shopping facilities, Bus Services, Schools, Train Station and A10/M25 road links.

The property offers many features including Lounge/Dining Room, uPVC Double Glazed Conservatory, Fitted Kitchen, Ground Floor Cloakroom, Two Bathrooms, 69ft Rear Garden, Garage and Off Street Parking.

- **Chain Free**
- **Conservatory**
- **Two Bathrooms**
- **Five Bedrooms**
- **Kitchen**
- **Integral Garage**
- **25'7" Lounge/Dining Room**
- **Cloakroom**
- **69ft Rear Garden**



## Accommodation

uPVC Double glazed front door to:

### Entrance Lobby

6'10" x 3'7" (2.08m" x 1.09m")

Side aspect uPVC double glazed window. Laminate wood flooring. Door to:

### Entrance Hall

14'5" x 8'11 max (4.39m" x 2.72m max)

Stairs to first floor. Double radiator. Laminate wood flooring. Door to:

### Cloakroom

5'5" x 2'7" (1.65m" x 0.79m")

Side aspect uPVC double glazed window. White suite comprising low level W.C. Corner wash hand basin. Tiled Splash back. Radiator. Laminate wood flooring.

### Lounge/Dining Room

25'7" max x 11'4" max (7.80m" max x 3.45m" max)

Narrowing to 10'3" in dining area. Front aspect uPVC double glazed window. uPVC bi-folding door to conservatory. Double radiator. Television aerial point.

### Conservatory

17'5" x 9'6" (5.31m" x 2.90m" )

uPVC double glazed windows and door to rear garden to rear garden. Two radiators. Tiled floor.

### Kitchen

13'2" x 9'7" (4.01m" x 2.92m")

Rear aspect uPVC double glazed window. uPVC double glazed door to side pedestrian access. Range of wall and base mounted units. Roll edged work surfaces. Inset single drainer sink unit with mixer tap over. Built in Electric induction hob. Extractor hood over. Built in electric oven. Plumbing for washing machine and dishwasher. Space for fridge/Freezer. Tiled floor. Double radiator. Cupboard housing gas central heating boiler.

### First Floor Landing

10'8 x 5'5 (3.25m x 1.65m)

uPVC Double glazed flank window. Stairs to second floor.

### Bedroom One

14'3 x 12'8 (4.34m x 3.86m)

uPVC Double glazed window to front aspect. Double radiator. Telephone point.

### Bedroom Two

16 x 9'10 (4.88m x 3.00m)

uPVC Double glazed window to rear aspect. Fitted wardrobe one wall. Radiator.

### Bedroom Three

10'10 x 8 (3.30m x 2.44m)

uPVC Double glazed window to front aspect. Fitted wardrobes to one wall. Radiator.

### Bathroom

9'8 x 7'3 (2.95m x 2.21m)

uPVC Double glazed window to rear aspect. White suite comprising panel enclosed bath with mixer tap over. Wall mounted shower and shower screen. Wash hand basin. Low level W.C. Walls fully tiled. Radiator. Airing cupboard.

### Second Floor Landing

10'3 x 5'11 (3.12m x 1.80m)

Side aspect uPVC double glazed window.

### Bedroom Four

18'7 x 8'9 (5.66m x 2.67m)

Two upVC double glazed windows to front aspect. Storage cupboard. Radiator.

### Bedroom Five

13'1 x 8'9 (3.99m x 2.67m)

uPVC Double glazed window to rear aspect. Radiator.

### Bathroom

7'6 x 6'4 (2.29m x 1.93m)

uPVC double glazed window to rear aspect. Coloured suite comprising panel enclosed bath. Pedestal wash hand basin. Low level W.C. Airing cupboard. Radiator.

### Exterior

#### Rear Garden

69ft. Paved Patio area with ramp down to Astro turf area. Flower borders. Fish Pond. Garden shed. Side pedestrian access.

#### Front Garden

Bloc paved driveway providing off street parking. Astro turf area.

#### Semi Integral Garage

16'2 x 8'11 (4.93m x 2.72m)

Electric up and over door. Light and power connected.



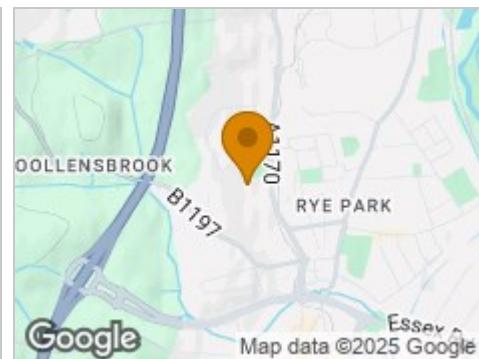
## Road Map



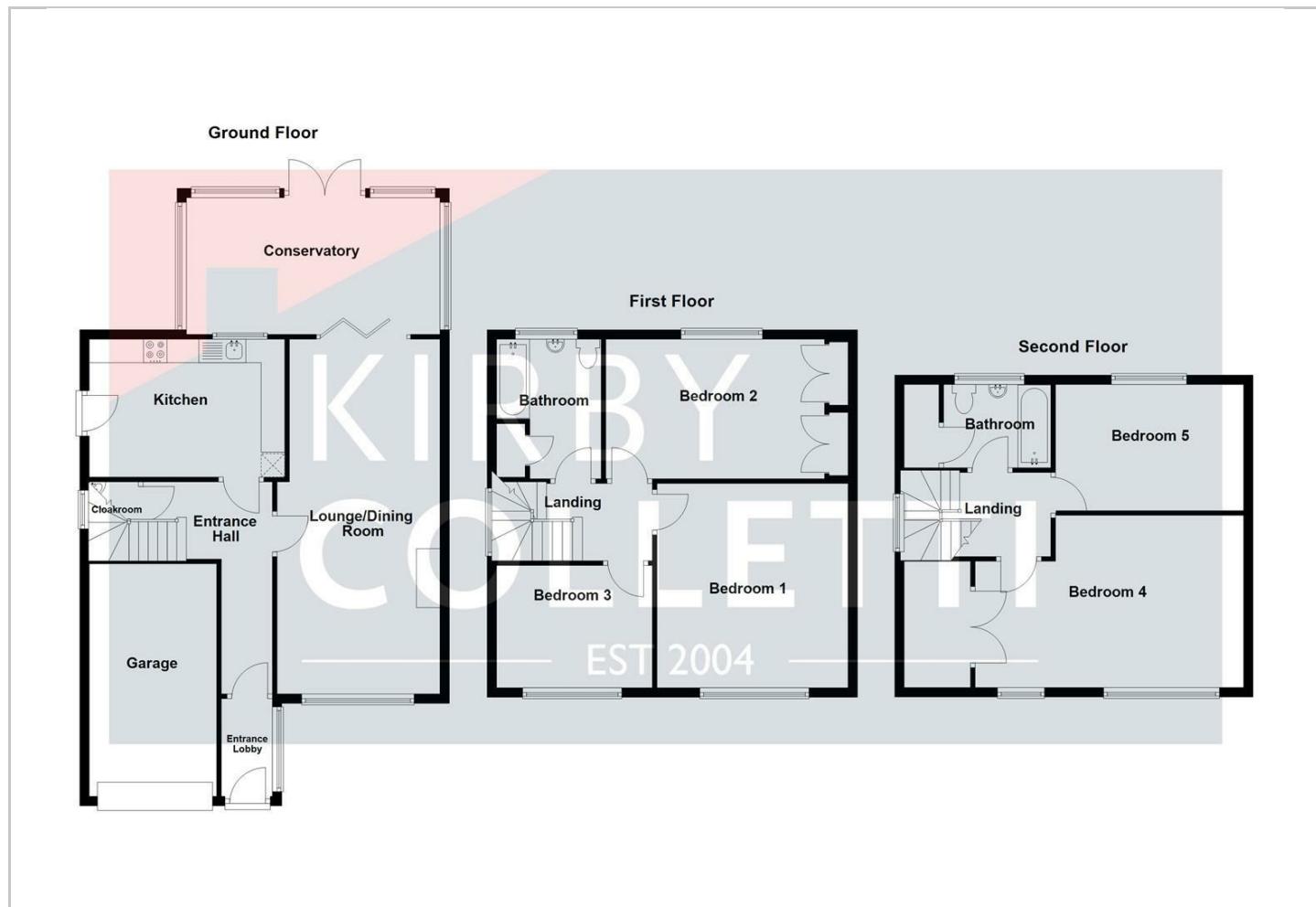
## Hybrid Map



## Terrain Map



## Floor Plan

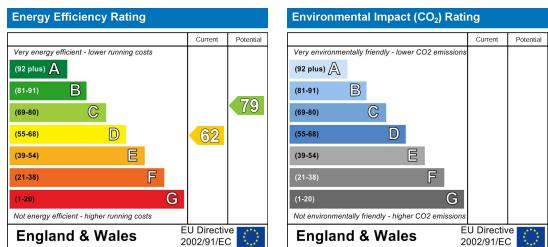


## Viewing

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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