



KIRBY
COLLETTI
EST 2004

80 Burford Street

Hoddesdon, EN11 8JL

£370,000



*** Chain Free*** Kirby Colletti are pleased to offer this Three Bedroom Character property ideally situated close to Hoddesdon Town Centre with its comprehensive shopping facilities, Local Park and Rye House Railway Station.

The property benefits from a 14ft Lounge, 14ft Dining Room, Modern Fitted Kitchen, Ground Floor Bathroom, Separate W.C, uPVC Double Glazing, Gas Central Heating, Courtyard Garden and Garage.

- Chain Free
- Kitchen
- uPVC Double Glazed
- Courtyard Garden

- Three Bedroom Character Property
- Bathroom
- Gas Central Heating

- Two Reception Rooms
- Separate W.C
- Garage



ACCOMMODATION

uPVC Double glazed front door with uPVC windows either side.

ENTRANCE PORCH

5'1 x 3'8 (1.55m x 1.12m)

Tiled floor. Double glazed uPVC door to:

LOUNGE

14'5 x 11'7 (4.39m x 3.53m)

Side aspect uPVC double glazed window. Double radiator. TV point. Laminate flooring. Access to:

DINING ROOM

14'6 x 12'1 (4.42m x 3.68m)

Rear aspect uPVC double glazed doors to rear garden. Laminate flooring. Stairs to first floor. Understairs storage cupboard housing electric meter. Radiator. Doorway to:

KITCHEN

11'9 x 9'2 (3.58m x 2.79m)

Dual aspect uPVC double glazed windows and uPVC double glazed door to rear garden. Range of wall and base mounted units with rolled edge worksurfaces. Inset one and half bowl stainless steel single drainer sink unit with mixer tap over. Built in four ring gas hob. Built in oven. Plumbing for washing machine and dishwasher. Integrated fridge freezer. Double radiator. Tiled floor. Door to:

BATHROOM

9'1 x 5'5 (2.77m x 1.65m)

Rear aspect uPVC double glazed window. Panel bath with mixer tap and shower attachment over. Wall mounted shower and shower screen. Low level W.C. Bidet. Two wash hand basins with cupboards below. Fully tiled walls and floor.

FIRST FLOOR LANDING

Front aspect uPVC double glazed window. Wall mounted gas central heating boiler. Loft access.

BEDROOM ONE

14'7 x 11'8 (4.45m x 3.56m)

Dual aspect uPVC double glazed windows. Double radiator. Fitted wardrobes to one wall. Laminate flooring.

BEDROOM TWO

12 x 9'2 (3.66m x 2.79m)

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

BEDROOM THREE

9'3 x 8'10 (2.82m x 2.69m)

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

W.C

5'6 x 2'7 (1.68m x 0.79m)

Side aspect uPVC double glazed window. Low level W.C. Wash hand basin.

OUTSIDE

COURTYARD GARDEN

Fully paved. Access to front garden. Access to rear of garage.

GARAGE

Up and over door. Light and power connected.

FRONT GARDEN

Laid mainly to lawn with shrub borders.



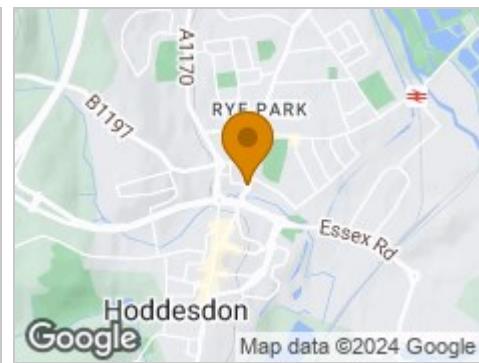
Road Map



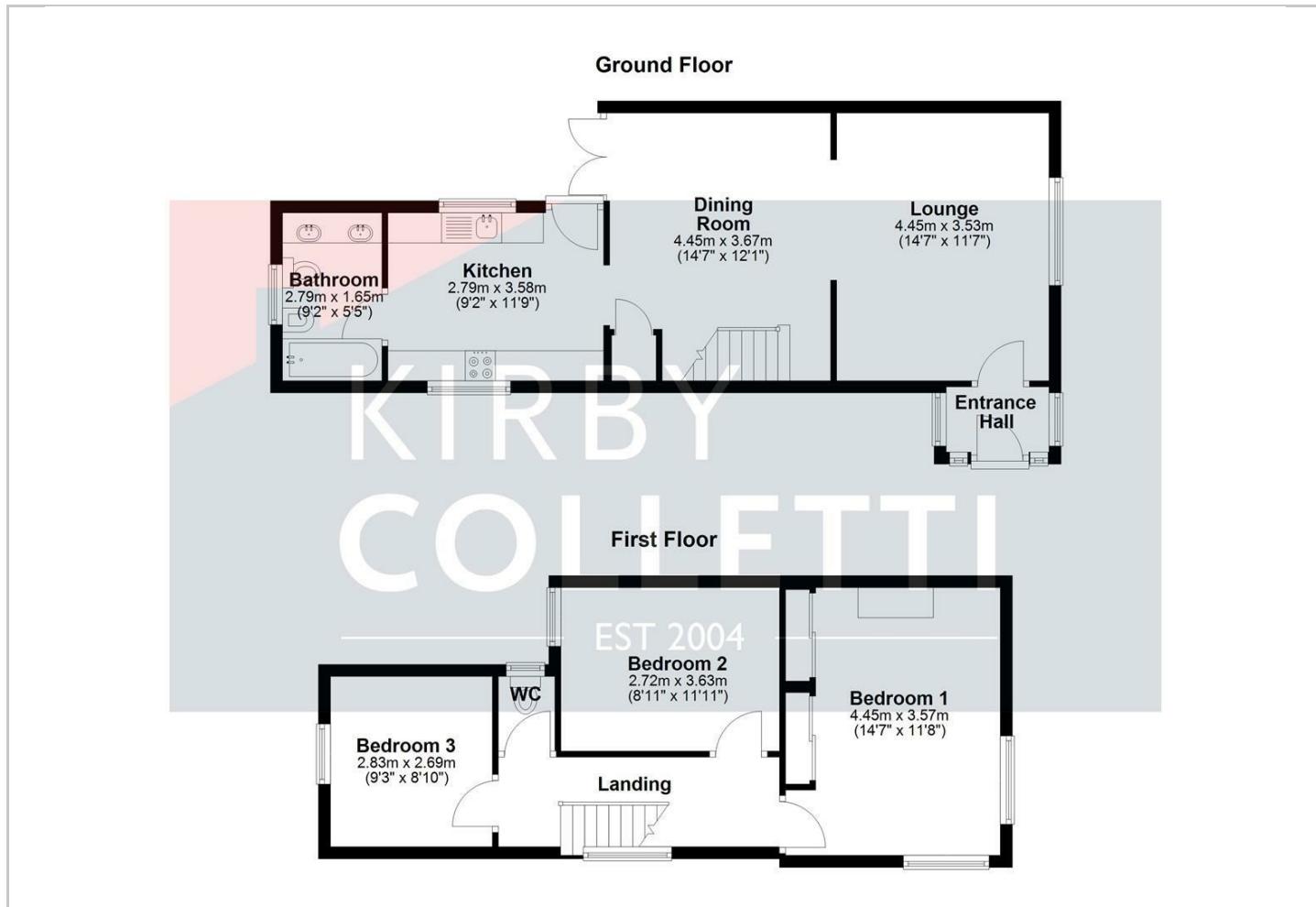
Hybrid Map



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

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |

Kirby Colletti, 64 High Street, Hoddesdon, Hertfordshire EN11 8ET

T. 01992 471888 F. 01992 478555 E. homes@kirbycolletti.co.uk W. www.kirbycolletti.co.uk