



146 Rye Road

Hoddesdon, EN11 0HW

Offers In Excess Of £425,000



KIRBY COLLETTI are delighted to bring to market this ATTRACTIVE THREE DOUBLE BEDROOM BAY FRONTED SEMI DETACHED HOUSE which is conveniently located for Rye House Railway Station. River Lea, Local Shops and within a short walk to Hoddesdon Town Centre.

The property benefits Lounge, Sitting Room, Dining Room, Kitchen/Breakfast Room, Ground Floor Bathroom/W.C, First Floor Shower Room/W.C, Double Glazed Windows, Neatly Tended Garden and Workshop to rear.

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ACCOMMODATION

Entrance door to:

RECEPTION HALL

20'9 x 2'11 (6.32m x 0.89m)

Stairs up. Radiator.

SITTING ROOM

11'7 x 11'3 (3.53m x 3.43m)

Coved ceiling. Feature fire place. Internal window. Door to Dining Room. Archway to:

LOUNGE

14'4 (into bay) x 11'3 (4.37m (into bay) x 3.43m)

Front aspect uPVC double glazed bay window. Coved ceiling.

DINING ROOM

13'9 x 8'10 (4.19m x 2.69m)

Coved ceiling. Recessed ceiling spotlights. Double door to Kitchen. Open to:

INNER HALL

Side aspect uPVC double glazed window. Coved ceiling. Radiator.

GROUND FLOOR BATHROOM / W.C

10 x 4'9 (3.05m x 1.45m)

Side aspect uPVC double glazed window. Freestanding bath with mixer tap and shower attachment. Low level W.C. Pedestal wash hand basin. Coved Ceiling. Recessed ceiling spotlights. Extractor fan. Chrome heated towel rail.

KITCHEN / BREAKFAST ROOM

13'10 x 10'6 (3.96m x 3.20m)

Rear aspect uPVC double glazed window and double doors to garden. Large central island

breakfast bar. Stainless steel sink unit. Plumbing for washing machine and dishwasher. Space for range cooker. Tiled floor. Coved ceiling. Recessed ceiling spotlights.

FIRST FLOOR LANING

14'4 x 5'6 (4.37m x 1.68m)

BEDROOM ONE

15 x 11'6 (4.57m x 3.51m)

Two Front aspect uPVC double glazed windows. Coved ceiling. Radiator.

BEDROOM TWO

11'8 x 8'9 (3.56m x 2.67m)

Rear aspect uPVC double glazed window. Radiator.

BEDROOM THREE

11'1 (max) x 9 (3.38m (max) x 2.74m)

Rear aspect uPVC double glazed window. Radiator.

BATHROOM/W.C

6'1 x 6'1 (max) (1.85m x 1.85m (max))

Side aspect uPVC double glazed window. Fully tiled shower cubicle. Low level W.C. Pedestal wash hand basin. Tiled walls.

OUTSIDE

REAR GARDEN

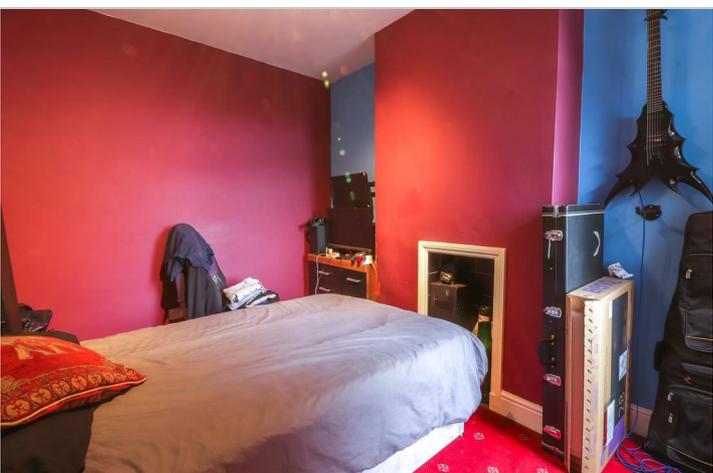
Block paved patio with remainder laid to lawn. Well stocked flower and shrubs. Rear decked seating area.

WORKSHOP

Power and light connected.

FRONT GARDEN

Small front garden with pathway to front door.



Road Map



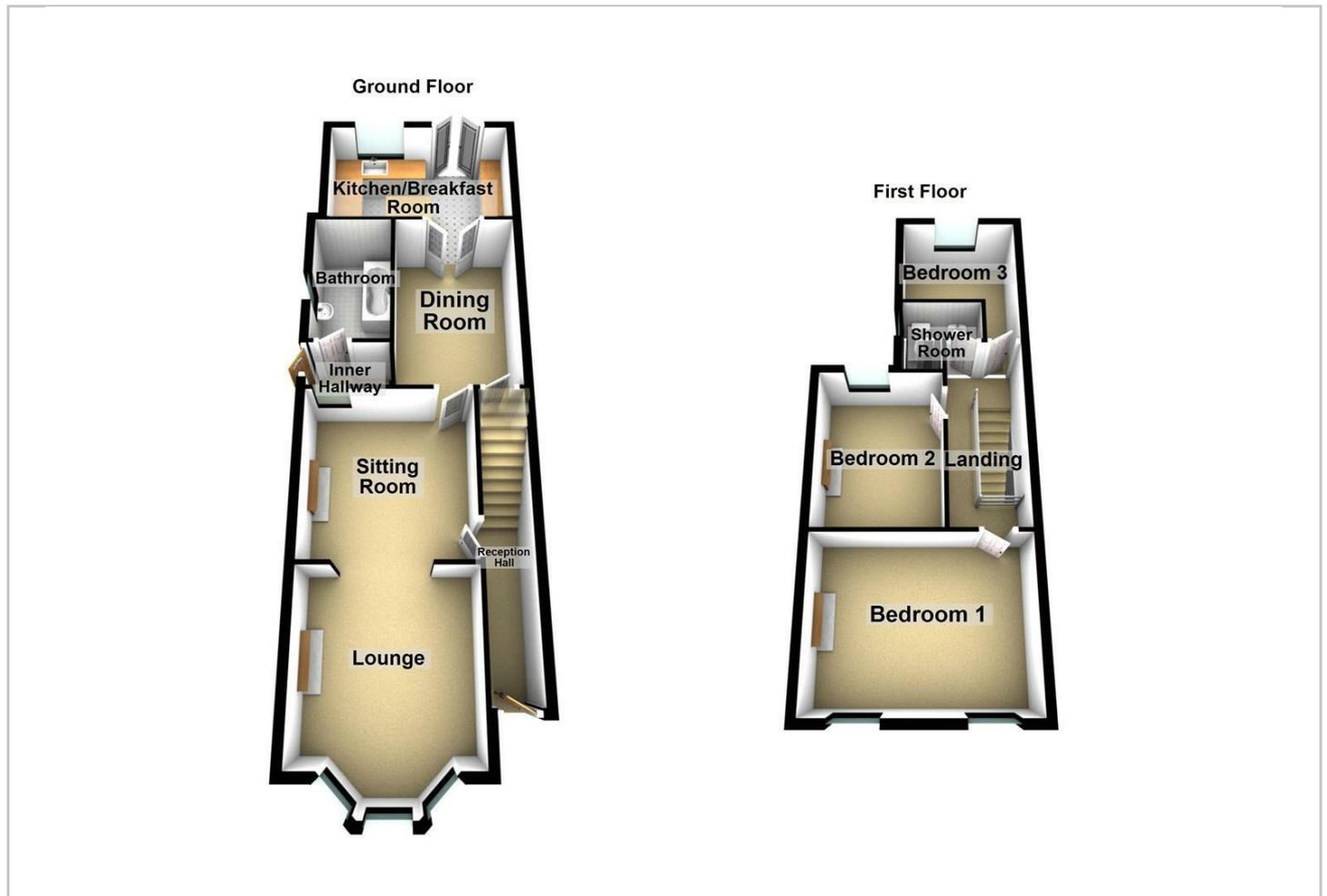
Hybrid Map



Terrain Map



Floor Plan

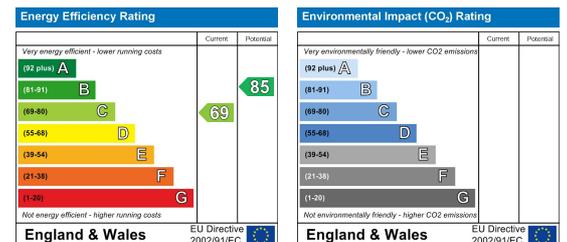


Viewing

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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