



23 Briscoe Road

Hoddesdon, EN11 9DG

Offers In Excess Of £699,950



KIRBY COLLETTI are pleased to offer this STUNNING PERIOD FOUR BEDROOM SEMI DETACHED HOUSE located in a highly regarded tree lined residential road within a short walk to Hoddesdon Town Centre, Bus Stops, Schools and Rye House Railway Station.

Some of the many features include a 27ft Kitchen/Family Room, Lounge, Dining Room, Lean to, Ground Floor W.C, Luxury En-suite to Bedroom 1, Family Bath/Shower Room, 91ft South Facing Rear Garden and Off Street Parking To Front.

- STUNNING PERIOD FOUR BEDROOM SEMI DETACHED HOUSE
- LOUNGE
- BATH/SHOWER ROOM
- SHORT WALK TO HODDESDON TOWN CENTRE
- HIGHLY REGARDED RESIDENTIAL ROAD
- DINING ROOM
- 91ft SOUTH FACING REAR GARDEN
- 27ft KITCHEN/FAMILY ROOM
- LUXURY EN-SUITE SHOWER ROOM TO BEDROOM ONE
- OFF STREET PARKING TO FRONT



ACCOMMODATION

Entrance door to:

ENTRANCE HALL

23'3 x 4'4 max (7.09m x 1.32m max)

Coved ceiling and corbels. Tiled flooring. Stairs up to first floor. Column radiator.

GROUND FLOOR W.C

5'2 x 2'3 (1.57m x 0.69m)

Low level W.C. Wash hand basin. Tiled floor.

LOUNGE

12 x 10'1 max (3.66m x 3.07m max)

Two front aspect uPVC sliding sash windows with fitted wooden shutter blinds. Feature fireplace with cabinets either side. Fitted low level cabinets into bay. Coved ceiling. Wooden flooring. Radiator.

DINING ROOM (SITTING ROOM)

12'1 x 10'1 (3.68m x 3.07m)

Double doors to lean to. Fitted cabinets and cupboard below. Coved ceiling. Wooden flooring. Radiator.

LEAN TO

11'3 x 4'9 (3.43m x 1.45m)

Velux window. Door to side.

KITCHEN / FAMILY ROOM

27'10 x 10 max (8.48m x 3.05m max)

Dual aspect window and door to garden. Range of shaker style wall and base mounted units with granite worksurfaces over. Villeroy and Boch sink unit. Tiled floor to kitchen area. Integrated dishwasher. Space for range cooker. Space for American style fridge freezer. Recessed ceiling spotlights. Two radiators.

FIRST FLOOR LANDING

Storage cupboard. Dual loft access.

BEDROOM ONE

16 x 13'10 into bay (4.88m x 4.22m into bay)

Two front aspect uPVC sliding sash windows with fitted wooden shutter blinds. Fitted wardrobe to one wall. Coved ceiling. Painted wooden flooring. Radiator. Door to:

EN SUITE SHOWER ROOM

9'10 x 3'11 (3.00m x 1.19m)

Toilet with concealed cistern. Wall mounted wash hand basin with cupboard under. Decorative tiled floor. Tiled shower enclosure. Recessed ceiling spotlights. Extractor fan. Gold heated towel rail.

BEDROOM TWO

9'11 x 7'11 (3.02m x 2.41m)

Rear aspect uPVC sliding sash window. Coved ceiling. Panel radiator. Painted wooden flooring. Radiator.

BEDROOM THREE

10'2 x 6'8 (3.10m x 2.03m)

Side aspect uPVC sash window. Coved ceiling. Panel radiator. Painted wooden flooring. Radiator.

BEDROOM FOUR

10'1 x 7'8 (3.07m x 2.34m)

Rear aspect uPVC sliding sash window. Coved ceiling. Radiator. Painted wooden flooring.

BATH/SHOWER ROOM

8'6 x 6'7 max (2.59m x 2.01m max)

Side aspect uPVC sliding sash window. Free standing roll top bath. Wash hand basin. Toilet with concealed cistern. Fully tiled shower cubicle. Recessed ceiling spotlights. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

South facing. 91ft deep x 19ft wide. Outside tap. Outside lights. Paved patio and path leading to artificial lawn. Flower beds to either side. Pedestrian side access. Timber shed.

FRONT GARDEN

Off street parking for one car.



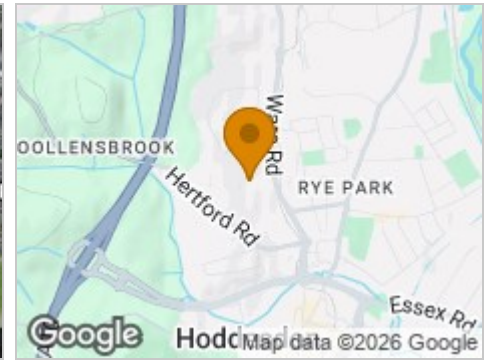
Road Map



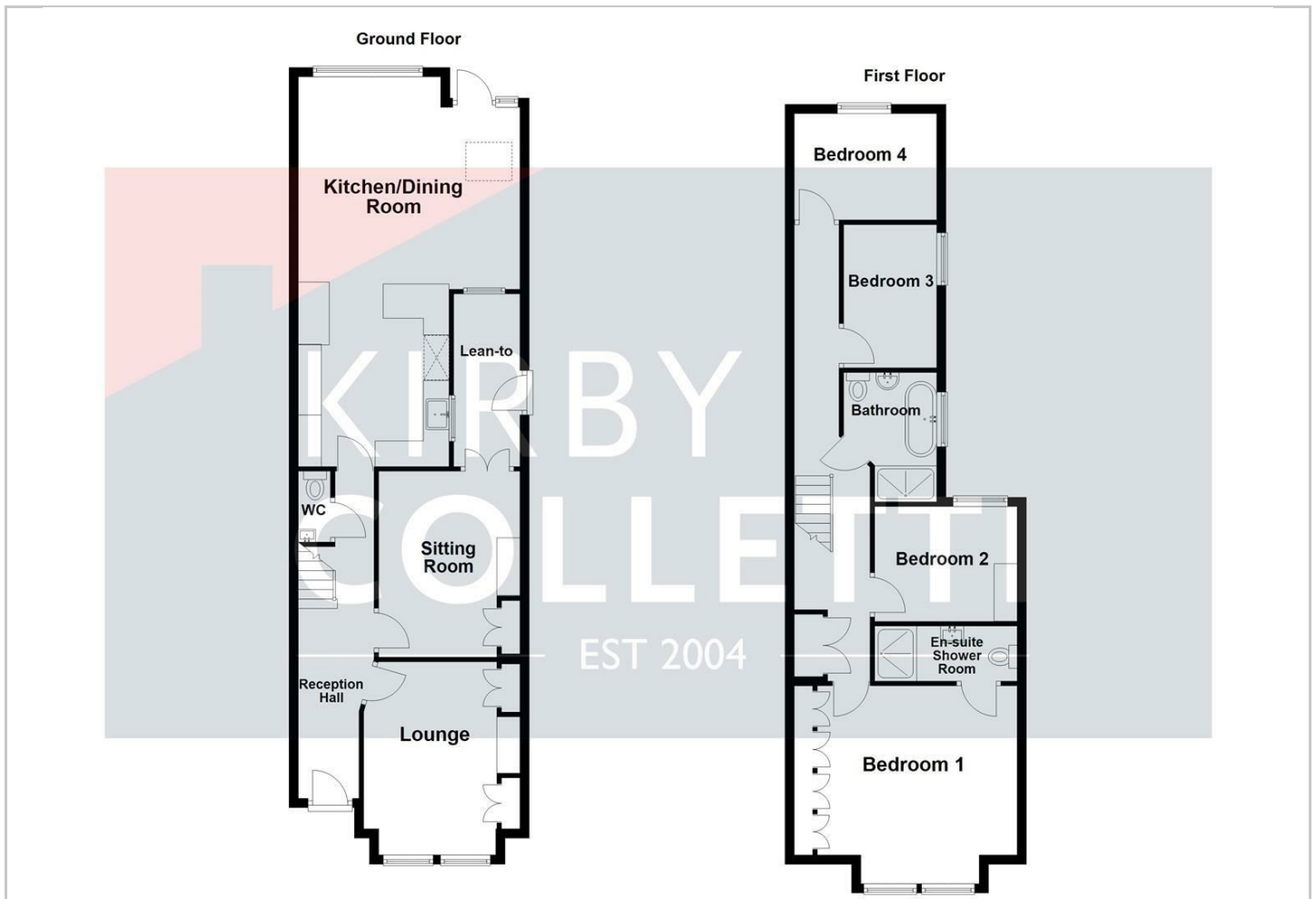
Hybrid Map



Terrain Map



Floor Plan

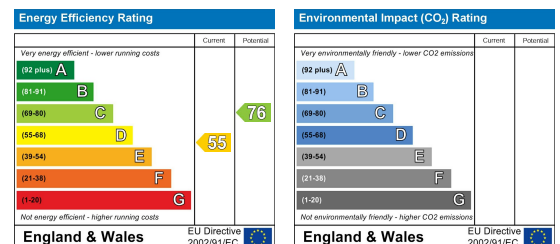


Viewing

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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