



24 West Close

Hoddesdon, EN11 9DA

Price £575,000



OFFERED CHAIN FREE!! KIRBY COLLETTI are delighted to market this superbly presented EXTENDED THREE BEDROOM SEMI DETACHED HOUSE located in this small cul de sac within this highly regarded location. Being just a short minutes walk to local shops, restaurant's and Hoddesdon Town Centre. Also a short drive to A10/M25 Road links and Broxbourne Railway Station with its excellent service into London.

Some of the many features include Spacious 25ft Lounge/Dining Room, Quality Re Fitted Kitchen with MIELE Integrated Appliances, Study, Utility Room, Ground Floor W.C., Luxury Bathroom, En Suite Shower Room, Gas Heating To Radiators, South Facing Rear Garden, Solar Panels, uPVC Double Glazing and Parking To Front.

- NO UPWARD CHAIN
- 25ft LOUNGE/DINING ROOM
- UTILITY ROOM & GROUND FLOOR W.C
- GAS HEATING TO RADIATORS
- SUPERBLY PRESENTED EXTENDED THREE SEMI DETACHED HOUSE
- QUALITY RE FITTED KITCHEN WITH INTEGRATED APPLIANCES
- 40ft SOUTH FACING REAR GARDEN
- HIGHLY REGARDED CUL DE SAC
- STUDY
- SOLAR PANELS



ACCOMMODATION

Entrance door to:

RECEPTION HALL

Laminated wood flooring. Coved ceiling. Tubular radiator. Understairs storage cupboard.

LOUNGE/DINING ROOM

25'3 x 18'8 at widest points (7.70m x 5.69m at widest points)
Rear aspect uPVC double glazed window and double doors to rear garden. Coved ceiling. Three radiators. Four wall light points.

STUDY

9'10 x 6'3 (3.00m x 1.91m)
Front aspect uPVC double glazed window. Radiator. Coved ceiling.

RE FITTED KITCHEN

12'9 x 8 (3.89m x 2.44m)
Side aspect uPVC double glazed windows and door to side. Range of high gloss units including deep pan drawers with quartz stone worksurfaces over. Inset stainless steel sink unit with QOOKER tap. Integrated appliances to include MIELE built in electric oven and Microwave. Integrated full height fridge and freezer. Kickboard heater. Tiled effect vinyl flooring. Recessed ceiling spotlights.

UTILITY ROOM

9'9 x 7'9 (2.97m x 2.36m)
Side aspect uPVC double glazed window. Range of 'Sage' shaker style wall and base units with worksurfaces over. Ceramic sink unit. Plumbing for washing machine and space for tumble dryer. Chrome heated towel rail. Laminated wood flooring. Recessed ceiling spotlights. Door to Garage/Store Room. Door to:

GROUND FLOOR W.C

5 x 3 (1.52m x 0.91m)
Side aspect uPVC double glazed window. Half tiled walls and tiled floor. Toilet with concealed cistern. Wash hand basin with cupboard under. Chrome heated towel rail. Recessed ceiling spotlights. Extractor fan.

STORE ROOM/GARAGE

7'9 x 6'5 (2.36m x 1.96m)
Electric roller shutter door. Power and light connected . Wall mounted gas boiler. Power storage unit for Solar panels.

FIRST FLOOR LANDING

Large storage cupboard. Airing cupboard. Access to loft.

BEDROOM 1

18'9 max x 10'3 (5.72m max x 3.12m)
Front aspect uPVC double glazed window and double doors to flat roof. Fitted wardrobes. Radiator. Door to:

EN SUITE SHOWER ROOM

Side aspect uPVC double glazed window. Fully tiled walls and floor. Fully tiled shower cubicle. Toilet with concealed cistern. Wash hand basin with cupboard under. Recessed ceiling spotlights. Chrome heated towel rail.

BEDROOM 2

12'7 x 10'10 (3.84m x 3.30m)
Rear aspect uPVC double glazed window. Vinyl wood effect flooring. Radiator.

BEDROOM 3

12'7 x 7'8 (3.84m x 2.34m)
Rear aspect uPVC double glazed window. Built in wardrobes. Radiator.

BATHROOM/W.C

Side aspect uPVC double glazed window. Fully tiled walls and floor. Shower ended bath with mixer tap and separate shower unit with glazed screen. Wall unit incorporating wash hand basin with cupboard under and toilet with concealed cistern. Chrome heated towel rail. Recessed ceiling spotlights.

OUTSIDE

There are solar panels to the roof.

REAR GARDEN

40ft South facing. Paved patio with remainder laid to lawn and various shrubs to borders. Pedestrian side access.

FRONT GARDEN

Drive providing off street parking and access to store room. Laid to lawn to side.



Road Map



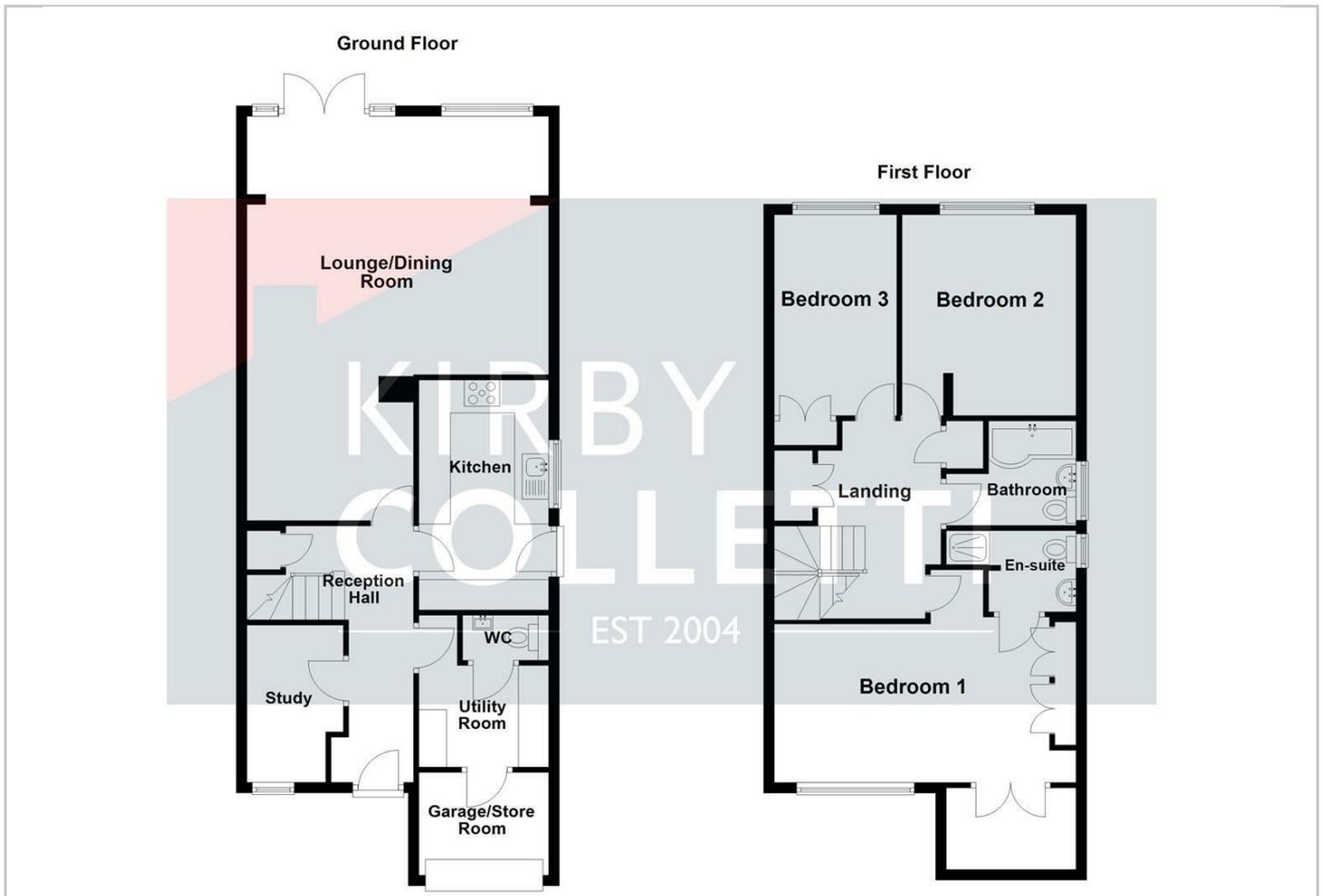
Hybrid Map



Terrain Map



Floor Plan

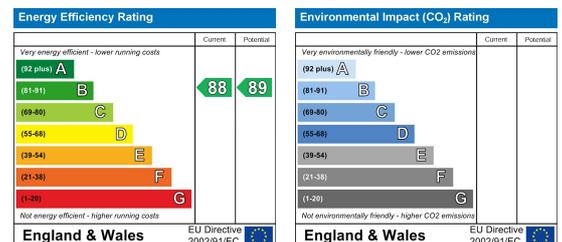


Viewing

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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