



2 Clydesdale Walk

Turnford, EN10 6BP

Price £417,500



**** VENDOR SUITED **** Kirby Colletti are delighted to market this SUPERBLY PRESENTED THREE BEDROOM FAMILY HOME which was totally refurbished by the present owners in recent years. Located within a short walk to Local Shops, Pubs, Restaurant and Hertford Regional College. Also a short drive to Brookfield Farm Retail Park, Cheshunt Railway Station and A10/M25 Road Links.

Some of the many features include 20ft Lounge/Diner, Re-fitted Kitchen, Conservatory, Ground Floor W.C, Luxury Bathroom/W.C, uPVC Double Glazing and Gas Central Heating.

- **VENDOR SUITED**
- **20ft LOUNGE/DINER**
- **GROUND FLOOR W.C**
- **UPVC DOUBLE GLAZING**
- **SUPERBLY PRESENTED THROUGHOUT**
- **RE-FITTED KITCHEN**
- **LUXURY BATHROOM/W.C**
- **THREE BEDROOM FAMILY HOME**
- **CONSERVATORY**
- **GAS HEATING TO RADIATORS**



ACCOMMODATION

Entrance door to:

ENTRANCE PORCH

7'6 x 2'10 (2.29m x 0.86m)

ENTRANCE HALL

18'3 x 5'7 max (5.56m x 1.70m max)

Laminate wood flooring. Understairs storage cupboard. Vertical column radiator.

GROUND FLOOR W.C

4'10 x 2'6 (1.47m x 0.76m)

Front aspect window. Toilet with concealed cistern. Wash hand basin.

KITCHEN

9'8 x 9'6 (2.95m x 2.90m)

Front aspect uPVC double glazed window. White high gloss wall and base units with worksurfaces over. Stainless steel single drainer sink unit. Built in electric oven and hob with extractor canopy above. Built in microwave. Integrated dishwasher. Integrated washing machine. Ceramic tiled floor.

LOUNGE

19'9 x 15'8 max (6.02m x 4.78m max)

Rear aspect sliding patio door to conservatory. Laminate wood flooring. Recessed ceiling spotlights. Two vertical radiators.

CONSERVATORY

16 x 7'1 (4.88m x 2.16m)

Rear aspect windows and double door to garden.

LANDING

10'1 x 6'8 (3.07m x 2.03m)

Airing cupboard

BEDROOM ONE

13'5 x 8'7 (4.09m x 2.62m)

Rear aspect uPVC double glazed window. Fitted wardrobe. Laminate wood flooring. Radiator.

BEDROOM TWO

12'3 x 8'8 (3.73m x 2.64m)

Front aspect window. Fitted wardrobe. Laminate wood flooring.

BEDROOM THREE

10 x 6'9 (3.05m x 2.06m)

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

LUXURY BATHROOM/W.C

9 x 7 (2.74m x 2.13m)

Front aspect double glazed window. Underfloor heating. Fully tiled walls and floor. Shower enclosed bath with mixer tap, shower attachment and bath filler. Wall mounted wash hand basin with cupboard below. Toilet with concealed cistern. Chrome heated towel rail. Recessed ceiling spotlights.

OUTSIDE

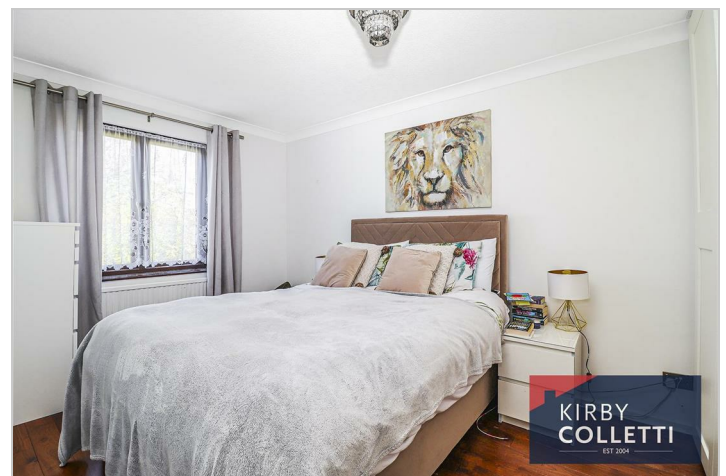
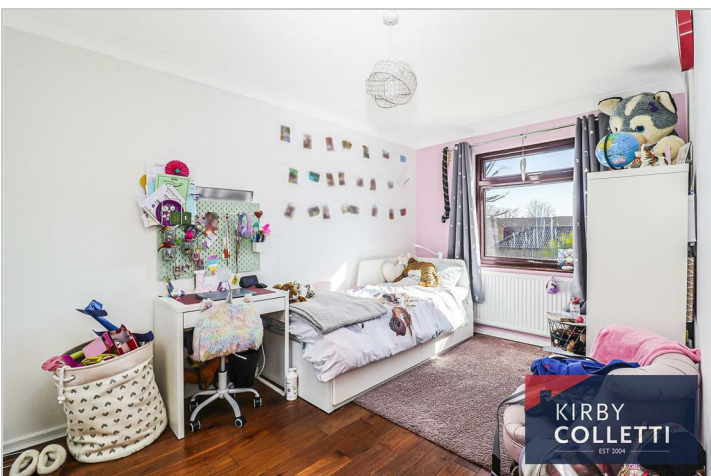
Communal parking bays.

REAR GARDEN

Laid to lawn. Timber shed. Pedestrian rear access.

FRONT GARDEN

Low level wall. Gate to pathway leading to front entrance.



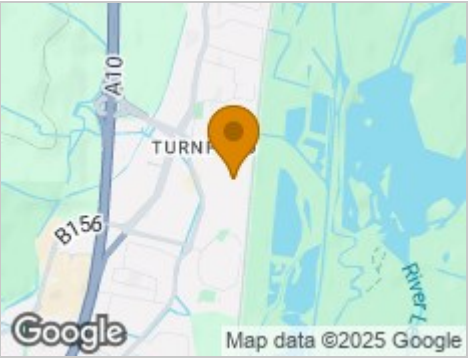
Road Map



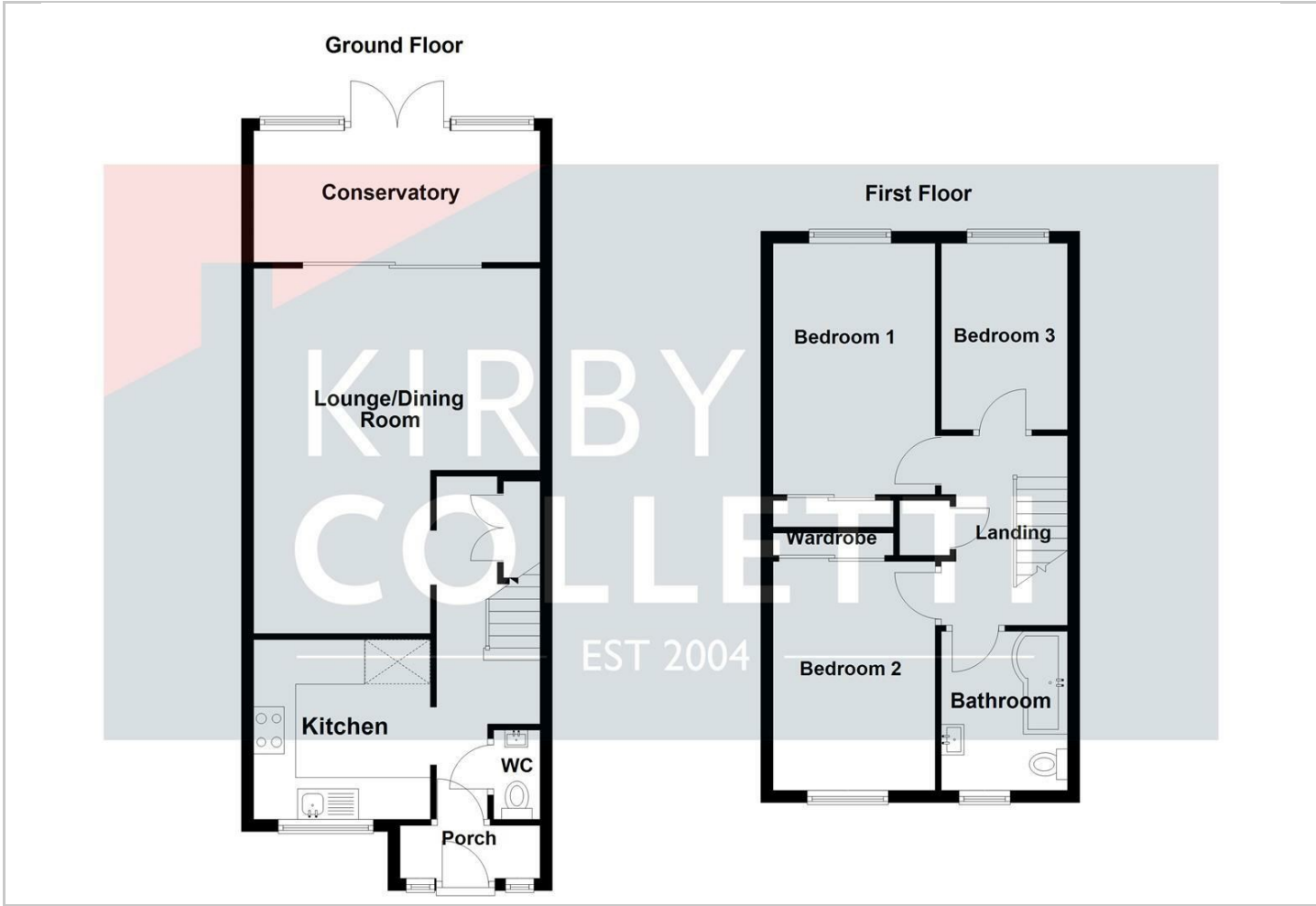
Hybrid Map



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

