



## 39 Saffron Close

Hoddesdon, EN11 8QZ

**Guide Price £425,000**



Kirby Colletti are pleased to offer this Three Bedroom Semi Detached House situated in a Cul De Sac and within easy access to local Schools, Bus Services, Rye House Station and Hoddesdon Town Centre with its comprehensive shopping facilities.

The property has the benefits of uPVC Double Glazing, Gas Central Heating, Spacious Lounge/Diner, 92 ft South Facing Rear Garden and Large Front Garden which could provide Off Street Parking.

- THREE BEDROOMS
- STORE ROOM
- BATHROOM / SEPARATE W.C
- CUL DE SAC
- SEMI DETACHED HOUSE
- 17FT LOUNGE / DINER
- 92 ft SOUTH FACING REAR GARDEN
- FITTED KITCHEN
- UPVC DOUBLE GLAZING
- CLOSE TO HODDESDON TOWN



## ACCOMMODATION

uPVC Double glazed front door to:

### ENTRANCE HALL

14'5 x 6'1 (4.39m x 1.85m)  
Stairs to first floor. Radiator.

### CLOAKROOM

4'1 x 2'7 (1.24m x 0.79m)  
White suite comprising low level W.C. Wash hand basin.

### KITCHEN

11'2 x 8'8 (3.40m x 2.64m)  
Front aspect uPVC double glazed window. Range of wall and base mounted units with rolled edge work surfaces. Tiled splashbacks. Inset 1 1/2 bowl stainless steel single drainer sink unit with mixer tap over. Built in gas four ring hob. Built in oven below. Breakfast bar. Radiator. Larder cupboard. Part glazed door to:

### STORE ROOM

13'1 x 6 (3.99m x 1.83m)  
Front and rear access.

### LOUNGE/DINER

17'10 x 16'5 max (5.44m x 5.00m max)  
Rear aspect uPVC double glazed window and door to rear garden. Side aspect uPVC double glazed window. Double radiator. Tv point. Laminate flooring. Coved ceiling.

### FIRST FLOOR LANDING

11'8 x 8' max (3.56m x 2.44m max)  
Two linen cupboards.

## BEDROOM ONE

12'5 x 9'6 (3.78m x 2.90m)  
Front aspect uPVC double glazed window. Radiator. Hanging wardrobe cupboard. Loft access.

## BEDROOM TWO

10'7 x 8'9 (3.23m x 2.67m )  
Side and rear aspect uPVC double glazed window. Radiator. Hanging cupboard cupboard.

## BEDROOM THREE

8'10 x 7'7 (2.69m x 2.31m)  
Rear aspect uPVC double glazed windows. Radiator.

## BATHROOM

5'6 x 5'1 (1.68m x 1.55m)  
Front aspect uPVC double glazed window. White suite comprising panel enclosed bath with mixer tap and shower attachment over. Wall mounted shower and shower screen. Wash hand basin with cupboard below. Radiator.

## SEPARATE W.C

5'6 x 2'8 (1.68m x 0.81m)  
Front aspect uPVC double glazed window. Low level W.C.

## OUTSIDE

### REAR GARDEN

95ft South facing rear garden. Decking area with remainder laid to lawn. Shrub borders.

### FRONT GARDEN

Laid mainly to lawn.



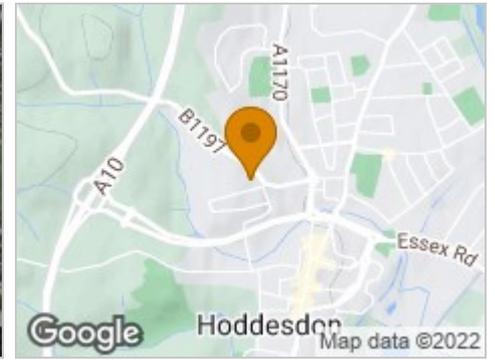
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

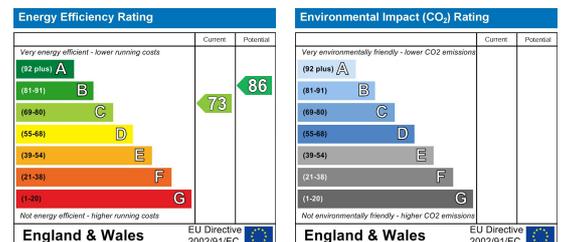


## Viewing

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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