



10 Whittingstall Road

Hoddesdon, EN11 0LJ

Price £560,000



KIRBY COLLETTI are delighted to market this **FOUR DOUBLE BEDROOM SEMI DETACHED FAMILY HOME** with impressive accommodation in excess of 1450 sq ft, situated within a quiet cul-de-sac, conveniently located within walking distance of Rye House Railway Station, Schooling For All Ages, River Lea and Hoddesdon Town Centre with its wealth of local shops, restaurants, parks and amenities.

The property offers spacious and well-proportioned accommodation throughout and would make an ideal family home. Some of the many features include a Spacious Lounge/Diner, Fitted Kitchen/Breakfast Room, Utility Area, Study, Conservatory, Ground Floor W.C, Family Bathroom and Separate Shower Room, uPVC Double Glazing, Gas Central Heating, 55ft Rear Garden and Off Street Parking.

An internal viewing is highly recommended.

- Four Double Bedroom Semi Detached House
- Conservatory
- 55ft Rear garden
- Conveniently located for Hoddesdon Town Centre and local amenities
- Situated within a quiet residential cul-de-sac
- Kitchen/Breakfast Room & Utility Area
- Study
- Spacious Lounge/Diner
- Family Bathroom plus En suite Shower Room
- Walking distance to Rye House Railway Station



ACCOMMODATION

Entrance door to:

ENTRANCE HALL

15'9" x 6'10" max (4.80m x 2.08m max)

DINING ROOM

11'2" x 10' (3.40m x 3.05m)

Double glazed sliding patio door to rear garden.

LOUNGE

12'10" x 11'05" (3.91m x 3.48m)

Front aspect uPVC double glazed window.

KITCHEN/BREAKFAST ROOM

15'7" x 15'6" max (4.75m x 4.72m max)

Rear aspect uPVC double glazed window.

W.C.

2'11" x 8'1" (0.89m x 2.46m)

Rear aspect uPVC double glazed window.

UTILITY ROOM

4'7" x 6'11" (1.40m x 2.11m)

CONSERVATORY

9'9" x 14'6" (2.97m x 4.42m)

Double glazed sliding patio door to rear garden.

STUDY

8'2" x 10'5" (2.49m x 3.18m)

Front aspect double glazed window.

FIRST FLOOR LANDING

5'11" x 12'10" (1.80m x 3.91m)

BEDROOM ONE

13'4" x 10'5" (4.06m x 3.18m)

Front aspect double glazed window.

EN SUITE SHOWER ROOM

7'7" x 7' (2.31m x 2.13m)

Front aspect double glazed window.

BEDROOM TWO

11'11" x 10'7" (3.63m x 3.23m)

Front aspect double glazed window.

BEDROOM THREE

11'2" x 10'4" (3.40m x 3.15m)

Rear aspect double glazed window.

BEDROOM FOUR

9'8" x 10'7" (2.95m x 3.23m)

Rear aspect double glazed window.

BATHROOM

8'1" x 7' (2.46m x 2.13m)

Rear aspect double glazed window.

OUTSIDE

REAR GARDEN

55ft east facing.

FRONT GARDEN

Block paved drive providing parking for multiple vehicles.



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Road Map



Hybrid Map



Terrain Map



Floor Plan

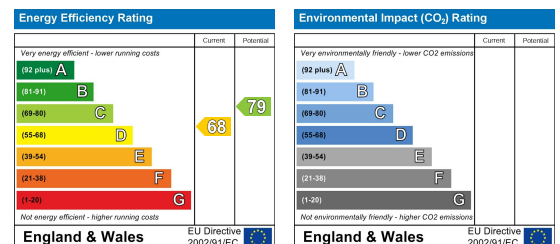


Viewing

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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