



KIRBY  
COLLETTI

EST 2004

## 61 Admirals Walk

Hoddesdon, EN11 8AF

**£650,000**

 4  2  3  D

\*\*\* No Upward Chain\*\*\* Kirby Colletti are delighted to offer this Extended and well maintained Four Bedroom Semi Detached house benefiting from Three Reception Rooms, Re-Fitted Kitchen, Downstairs Shower Room/W.C, Re-Fitted Family Bathroom, 120ft Rear Garden with fish pond, Summer House, Garden/Workshop, Hard Standing area for Vehicle plus additional Driveway with Off Street Parking for Two Vehicles.

The property is ideally situated within close proximately to all local amenities including Town Centre with its comprehensive shopping facilities, Bus Services, Schools and Broxbourne Train Station. An Internal viewing is highly recommended.

- Four Bedrooms
- Conservatory
- Re-Fitted Bathroom
- 120 ft Rear Garden
- Lounge
- Re-Fitted Kitchen
- uPVC Double glazing
- Sitting Room
- Downstairs Shower Room/W.C
- Gas Central Heating



## Accommodation

uPVC Double glazed front door with uPVC double glazed window to side.

## Entrance Hall

22' 6" x 6' (6.71m 1.83m' x 1.83m)

Stairs to first floor. Under stairs cupboard housing gas meter. Additional storage cupboard housing gas central heating boiler and plumbing for washing machine. Access to Kitchen/Dining Room. Doorway leading to:

## Shower Room/W.C

9 x 5'4" narrowing to 4' (2.74m x 1.63m" narrowing to 1.22m)

Front aspect uPVC double glazed window. White suite comprising fully tiled shower cubicle. Wash hand basin with vanity unit. Low level W.C. Heated towel rail. Extractor fan. Laminate flooring.

## Sitting Room

13 x 11'3" (3.96m x 3.43m" )

Access to Kitchen/Dinning. Wall mounted vertical radiator. Laminate flooring. Double doors to:

## Lounge

13'11 into bay x 11'1" (4.24m into bay x 3.38m")

Front aspect uPVC double glazed bay window. Radiator. Feature fireplace. Television aerial point. Coved ceiling. Laminate flooring.

## Re-Fitted Kitchen/Dining Room

24'5" x 11'8" (7.44m" x 3.56m")

Rea aspect uPVC double glazed window. Two uPVC double glazed sliding patio doors to conservatory. Range of wall and base mounted units. Quartz worksurfaces over with under mounted sink unit and mixer tap over. Range cooker. Extractor hood over. Space for American style fridge/freezer. Integrated dishwasher. Space for microwave. Recess spotlights. Laminate flooring.

## Conservatory

16'4" x 8'6" (4.98m" x 2.59m")

uPVC Double glazed windows and doors to raised patio area. Additional uPVC door to patio. Radiator. Wall light point. Stone floor.

## First Floor Landing

Side aspect uPVC double glazed window. Loft access.

## Bedroom One

12'11 11'4" (3.94m 3.45m" )

Rear aspect uPVC double glazed window. Radiator. Wall light point.

## Bedroom Two

11'3" x 10'11" (3.43m" x 3.33m" )

Front aspect uPVC double glazed window. Radiator. Laminate floor.

## Bedroom Three

14'2 x 9'3" (4.32m x 2.82m")

Rear aspect uPVC double glazed window. Radiator. Fitted wardrobes to one wall.

## Bedroom Four

8'2" x 6'9" (2.49m" x 2.06m")

Front aspect uPVC double glazed window. Radiator. Laminate flooring.

## Re-Fitted Bathroom

9'2" x 8'10" (2.79m" x 2.69m")

Front aspect uPVC double glazed window. White suite comprising roll top bath with mixer tap and shower attachment over. Pedestal wash hand basin. Low level W.C. Radiator. Airing cupboard. Laminate floor.

## Exterior

## Rear Garden

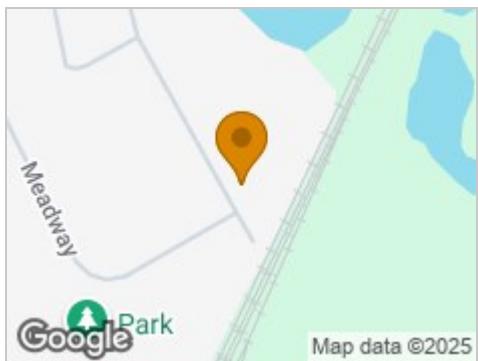
Approximately 120ft. Laid mainly to lawn with well tended shrub borders. Large fish pond with water feature. Paved patio areas. Workshop/Garage 36'5" x 14'9" light and power connected. Hard standing area for vehicle via double gates. Summer house 12'4" x 12'2"situated at the bottom of the garden.

## Front Garden

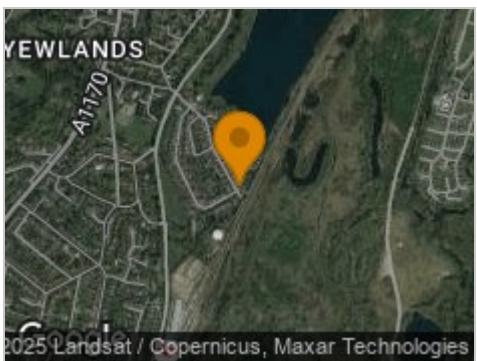
Off street parking for two vehicles.



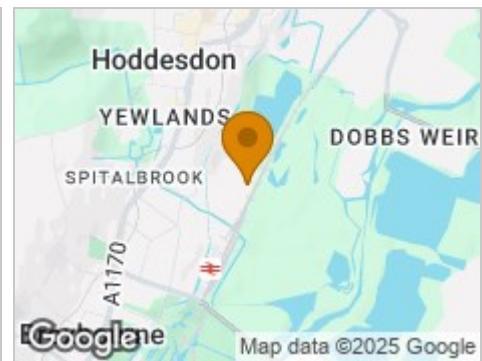
## Road Map



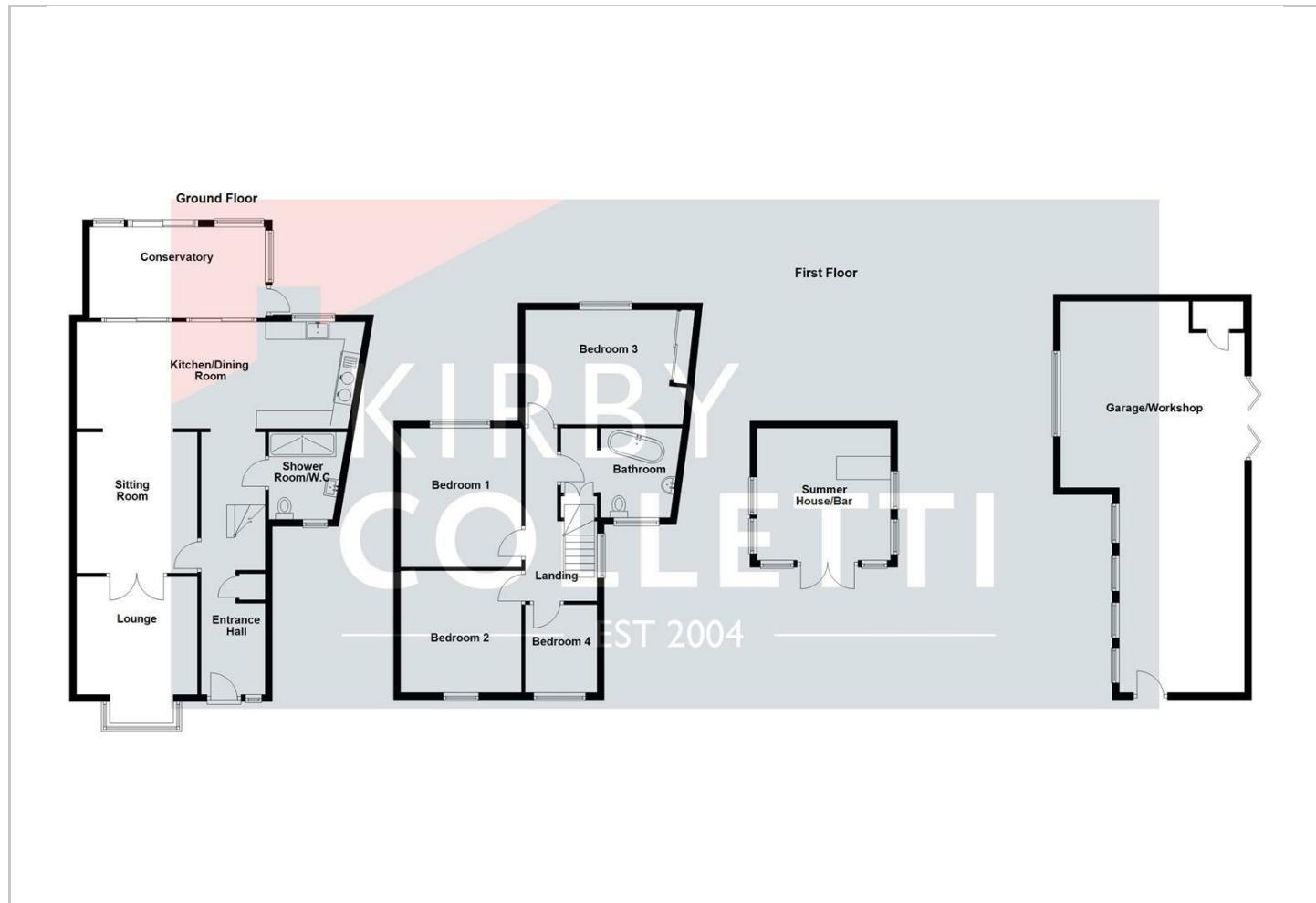
## Hybrid Map



## 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

