



39 Denny Gate

Cheshunt, EN8 0XF

Price £425,000



**** NO UPWARD CHAIN **** Kirby Colletti are delighted to offer this **TWO BEDROOM SEMI DETACHED HOUSE** with excellent potential to extend. Situated within this popular location within easy reach of the A10 and M25 Road Links and walking distance of Hertford Regional College and The Brookfield Retail Park with its comprehensive shopping facilities.

The property benefits from Lounge, Fitted Kitchen, uPVC Conservatory, Bathroom/W.C, Garage, 53ft Rear Garden , Garage and Off Street Parking.

- CHAIN FREE
- TWO DOUBLE BEDROOM SEMI DETACHED HOUSE
- LOUNGE
- FITTED KITCHEN/DINER
- UPVC CONVERSATORY
- 51ft REAR GARDEN
- GARAGE
- OFF STREET PARKING
- POTENTIAL TO EXTEND SUBJECT TO PLANNING PERMISSION



ACCOMMODATION

Part glazed front door to:

ENTRANCE HALL

Stairs to first floor. Radiator. Coved ceiling. Door to:

LOUNGE

13'5 x 11'10 (4.09m x 3.61m)

Front aspect box bay window. Two radiators. Feature fireplace with inset fire. TV point. Door to:

KITCHEN/DINER

11'10 x 10 (3.61m x 3.05m)

Rear aspect window and double glazed sliding patio door to conservatory. Range of wall and base mounted units with rolled edge worksurfaces over. Inset single drainer stainless steel sink unit with tap over. Cooker point. Space for fridge freezer. Plumbing for washing machine.

CONSERVATORY

11'3 x 10'4 (3.43m x 3.15m)

uPVC double glazed windows and door to rear garden. Tiled floor.

FIRST FLOOR LANDING

6'2 x 6'1 (1.88m x 1.85m)

Loft access. Radiator.

BEDROOM ONE

11'10 x 8'10 (3.61m x 2.69m)

Rear aspect window. Radiator. Coved ceiling.

BEDROOM TWO

8'7 x 8'3 (2.62m x 2.51m)

Front aspect window. Radiator. Hanging wardrobe cupboard and storage cupboard.

BATHROOM

5'11 x 5'6 (1.80m x 1.68m)

Side aspect window. Paneled bath with mixer tap and shower attachment over. Pedestal wash hand basin. Low level W.C. Part tiled walls. Extractor fan. Radiator.

REAR GARDEN

Approx. 53ft. Paved patio with remainder laid to lawn. Shrub borders. Fish pond. Side pedestrian access. Water tap. Access to rear of garage.

GARAGE

16'8 x 8'3 (5.08m x 2.51m)

Up and over door. Light and power connected. Wall mounted gas central heating boiler.

AGENT NOTE

Please note this property is currently tenanted and the pictures were taken prior to them moving in.

The property has potential for a side storey double extension to turn into a 4 bed - subject to planning permission.



Road Map



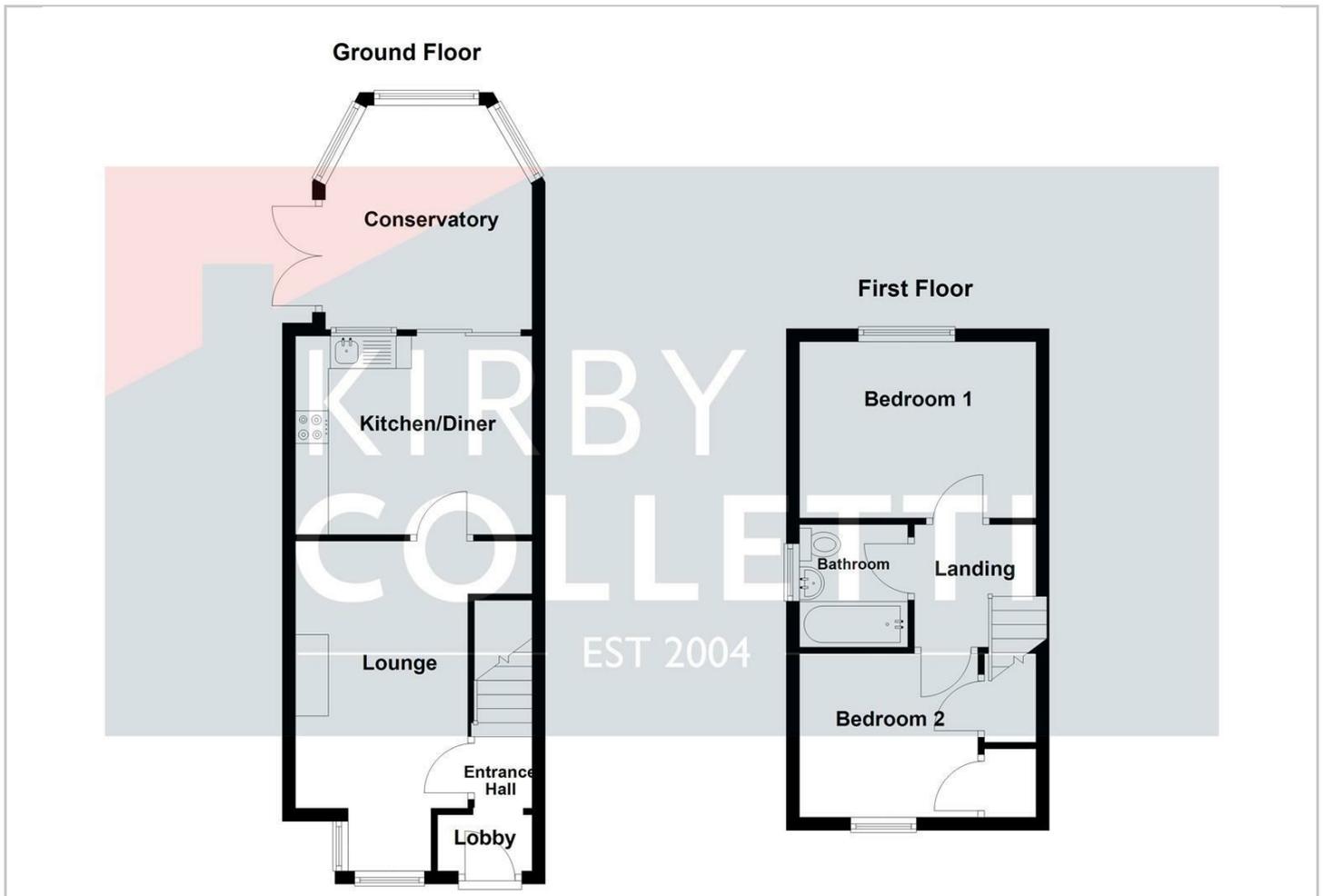
Hybrid Map



Terrain Map



Floor Plan

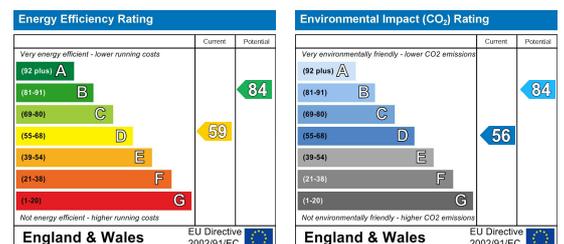


Viewing

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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