



Elliot Heath
ESTATE AGENTS

81 Westfield Road, Hoddesdon
Guide Price £410,000

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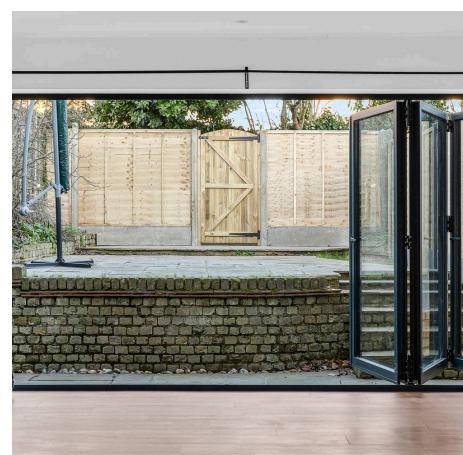
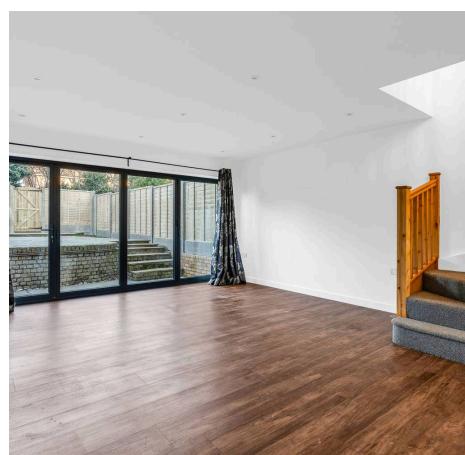
Hoddesdon, Hoddesdon

Immaculate 2 bed end terrace with open plan living, bi fold doors to garden, bathroom, off street parking. Convenient location in Hoddesdon. Close to amenities and transport links. No onward chain. Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



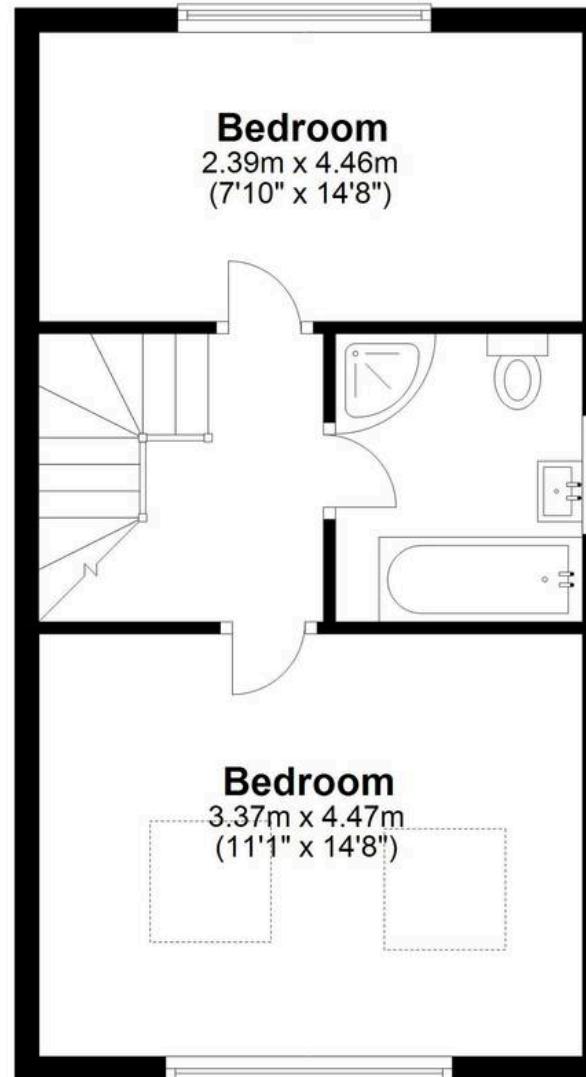
Ground Floor

Approx. 38.0 sq. metres (408.9 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.4 sq. feet)



Total area: approx. 75.3 sq. metres (810.3 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Accommodation

Front entrance door to the side of the property to:

Lounge/Kitchen/Dining Room

27' 9" x 14' 9" (8.46m x 4.49m)

Lounge/Dining Room

With double glazed bi fold doors to the rear garden, wood flooring, stairs rising to first floor landing, under stairs storage cupboard, underfloor heating, electric smoke alarm, LED spotlights throughout, open to:

Kitchen

With double glazed window to front aspect. Fitted with a range of base storage units with work surfaces over incorporating a sink and drainer unit, fully integrated to include oven and hob with extractor over, tall storage unit housing a fully compliant electric consumer unit, tiled splash back areas, wood flooring, underfloor heating, LED spotlights, door to:

Downstairs WC

Fitted with a dual flush wc with sink attached above, wood flooring, under floor heating, LED spotlights.

First Floor Landing

With LVT flooring, LED spotlights and doors to:

Bedroom One

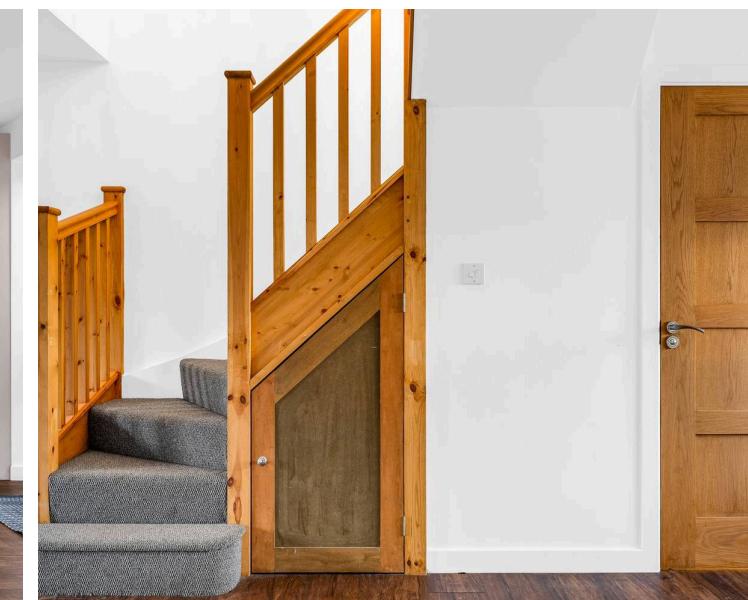
11' 1" x 14' 8" (3.37m x 4.47m)

With double glazed window to rear aspect, vaulted ceiling with two skylight windows, radiator, LVT flooring, LED spotlights.

Bedroom Two

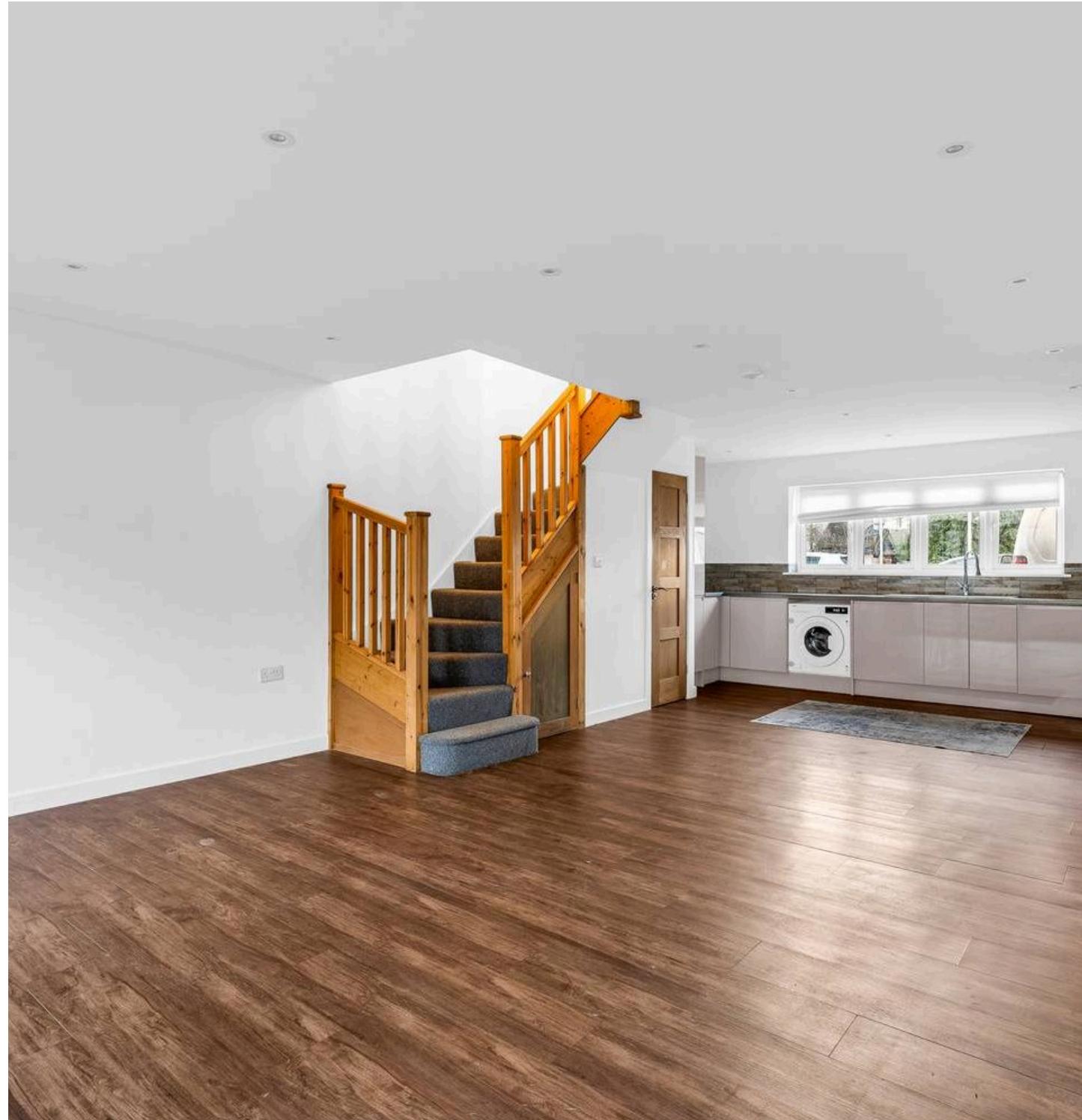
7' 10" x 14' 8" (2.39m x 4.46m)

With double glazed window to front aspect, radiator, LVT flooring, LED spotlights.



Bathroom

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, separate shower cubicle, dual flush wc, vanity unit with inset wash hand basin, fully tiled, chrome heated towel rail, full electric extractor fan, LED spotlights.





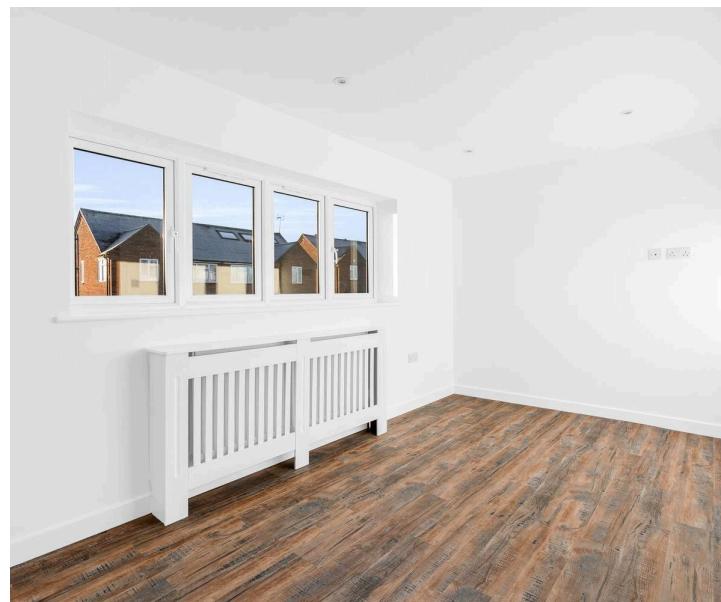
REAR GARDEN

Low maintenance rear garden laid with paving with plant and shrub borders, gated access to the rear together with gated access to the front of the property. electric sensor light, double outside socket.

DRIVEWAY

2 Parking Spaces

Block paved driveway providing off street parking for two vehicles.





Elliot Heath Estate Agents

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