

Jonathan Hunt

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36 Ditchfield Road, Hoddesdon, EN11 9HS

Asking Price £425,000

JONATHAN HUNT are pleased to offer this well presented THREE DOUBLE BEDROOM home. The property features Kitchen/Dining room, refitted Bathroom, generous gardens to the rear and OFF STREET PARKING FOR TWO CARS. Further benefits include double glazed windows, gas central heating and side access.

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ENTRANCE HALLWAY

LIVING ROOM 14'0" x 12'11" (4.28 x 3.94)



BEDROOM ONE 13'1" x 15'2" (4 x 4.64)



KITCHEN/DINING ROOM 18'3" x 25'9" (5.58 x 7.86)



BEDROOM TWO 10'5" x 11'2" (3.2 x 3.41)



BEDROOM THREE 8'11" x 12'9" x 5'6" (2.74 x 3.9 x 1.7)

FIRST FLOOR



36 Ditchfield Road, Hoddesdon, EN11 9HS

BATHROOM 5'6" x 9'4" (1.7 x 2.87)



EXTERIOR



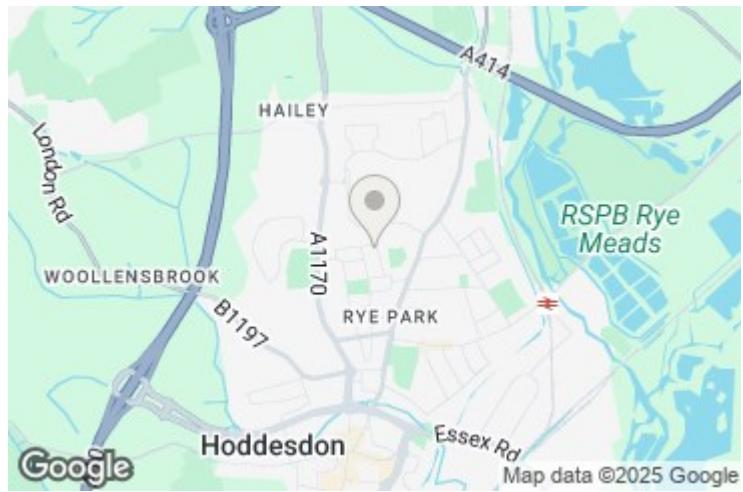
REAR GARDEN



DRIVEWAY FOR TWO CARS



GARDENS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Ground Floor

Approx. 38.3 sq. metres (412.6 sq. feet)



First Floor

Approx. 50.9 sq. metres (547.4 sq. feet)



Total area: approx. 89.2 sq. metres (960.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.