



Place

Roselands Avenue, Ho

EN11 9AH |
04 Freehold

Roselands Avenue, Hoddesdon, EN11 9AH

An exceptional opportunity to purchase this fully refurbished, 3000 ft², five double bedroom detached house in this sought-after area in Hertfordshire. The property boasts a generous plot with ample off-street parking and is conveniently located approximately 1 mile from Rye House railway station. Upon entering the property, you are greeted with a stunning entrance featuring a vaulted ceiling and galleried staircase, adorned with a contemporary chandelier. The ground floor comprises of a spacious and bright lounge, an extraordinarily sized dining room, utility room, ground floor cloakroom, and pantry. The highlight of the ground floor is the high-quality kitchen, complete with granite work surfaces, Quooker tap, fully integrated Neff appliances including two ovens, microwave, warming drawer and contemporary Fabre extractor fan. The property also features underfloor heating in the breakfast area and snug, alongside radiators throughout the remaining areas of the house. Solar panels provide electricity for the property. Additionally, both bedrooms one and two are equipped with stunning, high quality ensuites along with the beautifully appointed family bathroom. Externally, the property features a roller shutter electric garage door and a spacious garden, perfect for outdoor enjoyment. This property offers a luxurious and contemporary living experience, perfectly suited for a family looking for a high-quality home in a desirable location. With its prime location and its abundance of features, this property is not to be missed.

Key features

- Fully refurbished, five double bedroom, 3000 ft² detached house in sought-after location
- Approximately 1 mile from Rye House railway station
- High quality granite work surfaces, Quooker tap, integrated appliances
- Bedrooms one and two equipped with high quality ensuites
- Generous plot with ample off-street parking
- Stunning entrance with vaulted ceiling and galleried staircase
- Underfloor heating in breakfast area and snug, radiators throughout the rest of the house
- Spacious garden for outdoor enjoyment



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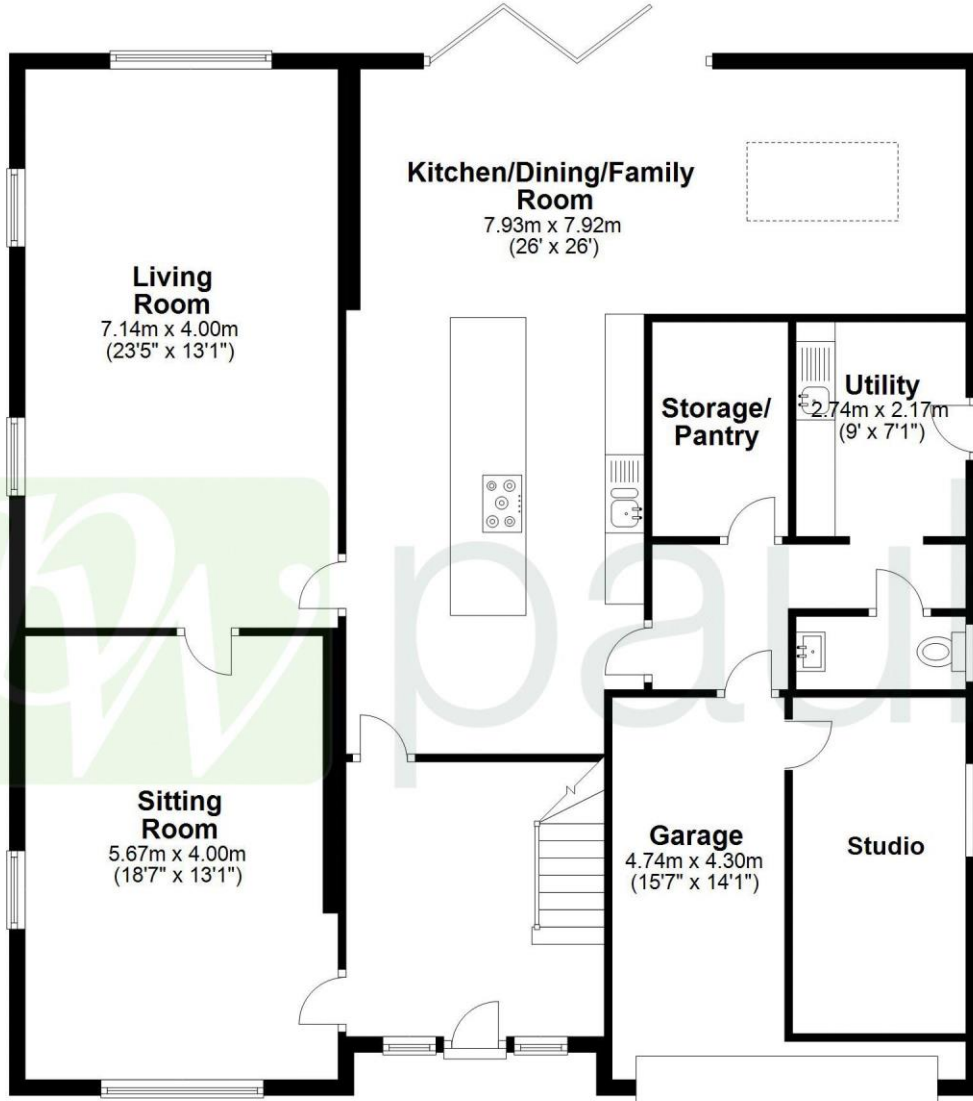


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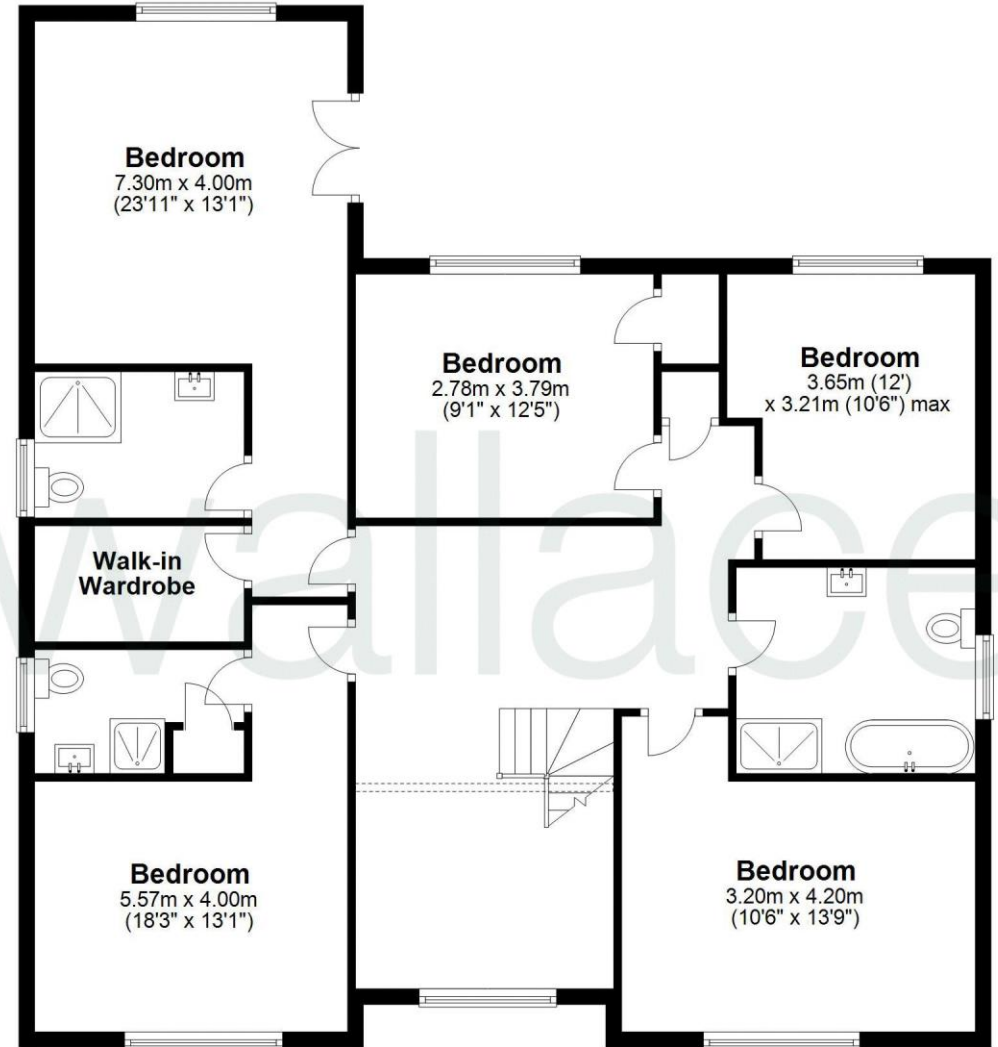
Ground Floor

Approx. 151.4 sq. metres (1629.8 sq. feet)



First Floor

Approx. 123.8 sq. metres (1333.1 sq. feet)



Total area: approx. 275.3 sq. metres (2962.9 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, features, 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.

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Opening Times

Mon	9am to 6.30pm
Tues	9am to 6.30pm
Wed	9am to 6.30pm
Thurs	9am to 6.30pm
Fri	9am to 6.30pm
Sat	9am to 5.00pm
Sun	Closed



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