



12 Roselands Avenue

Hoddesdon, EN11 9BE

Price £845,000



KIRBY COLLETTI are pleased to present this beautifully extended and immaculately maintained five-bedroom detached home, set in a highly sought-after residential area. Perfectly placed for local shops, excellent schools, Hoddesdon town centre, and just a short drive to Broxbourne station with fast links into London.

This spacious family home offers a 22ft lounge, a 17ft modern fitted kitchen with Miele appliances, breakfast room, utility room, ground floor WC, en-suite to the principal bedroom, and a luxury family bathroom. Externally, the property boasts a generous rear garden, garage, and driveway providing ample off-street parking.

- **EXTENDED 5 BEDROOM DETACHED FAMILY HOME**
- **BREAKFAST ROOM**
- **LUXURY BATHROOM/W.C**
- **DRIVEWAY PROVIDING OFF STREET PARKING**
- **SPACIOUS 22ft LOUNGE**
- **GROUND FLOOR W.C**
- **41 X 46FT REAR GARDEN**
- **17ft MODERN FITTED KITCHEN AND SEPARATE UTILITY ROOM**
- **ENSUITE SHOWER ROOM TO BEDROOM ONE**
- **GARAGE**



ACCOMMODATION

Entrance door to:

ENTRANCE PORCH

7'8 x 3 (2.34m x 0.91m)

Radiator with decorative cover. Laminate wood flooring. Double doors to:

RECEPTION HALL

14'3 x 6'2 (4.34m x 1.88m)

Coved ceiling. Recessed ceiling spotlights. Laminate wood flooring. Understairs storage cupboard. Stairs to first floor.

LOUNGE

22'9 x 11'10 max (6.93m x 3.61m max)

Front aspect bay window with uPVC leaded light double glazed window. Side aspect uPVC leaded light double glazed sliding patio door. Coved ceiling. Four wall light points. Feature fireplace.

KITCHEN

17'11 x 8'7 (5.46m x 2.62m)

Two rear aspect uPVC leaded light double glazed windows. 'Taupe' contemporary wall and base mounted units. Deep pan drawers with composite stone worksurfaces over. Inset sink unit. Tap dispensing boiling and sparkling water. Miele induction hob. Miele oven, microwave, warming draw and coffee machine. Integrated dishwasher. Integrated fridge freezer. Recessed ceiling spotlights. Karndean flooring. Open to:

BREAKFAST ROOM

9'6 x 9'1 (2.90m x 2.77m)

Rear aspect uPVC leaded light double glazed double door to garden. Radiator. Karndean flooring. Door to:

INNER HALL

8'4 x 2'9 (2.54m x 0.84m)

Karndean flooring. Open to Utility room. Door to garage.

GROUND FLOOR W.C

5'2 x 2'6 (1.57m x 0.76m)

Side aspect uPVC leaded light double glazed window. Low level W.C. Wash hand basin. Radiator. Karndean flooring. Extractor fan.

UTILITY ROOM

16'4"13'1" x 16'4"6'6" (5'4 x 5'2)

Side aspect uPVC leaded light double glazed window. Wall and base units with granite worksurfaces over. Wall mounted gas boiler. Space for tumble dryer and plumbing for washing machine. Karndean flooring. Radiator. Recessed ceiling spotlights. Extractor fan.

LANDING

13'9 x 7'1 (4.19m x 2.16m)

BEDROOM ONE

25'10 x 9 (7.87m x 2.74m)

Front aspect uPVC leaded light double glazed window. Coved ceiling. Radiator. Airing cupboard. Door to:

EN-SUITE SHOWER ROOM

9'1 x 5'9 (2.77m x 1.75m)

Rear aspect uPVC leaded light double glazed window with electric blinds. Fully tiled walls and floor with porcelain tiling. Wall unit incorporating toilet with concealed cistern. Wash hand basin with cupboard and drawer below. Large shower cubicle. Extractor fan. Recessed ceiling spotlights. Chrome heated towel rail.

BEDROOM TWO

12'7 x 11'7 (3.84m x 3.53m)

Front aspect leaded light double glazed window. Coved ceiling. Radiator.

BEDROOM THREE

11'8 x 10'1 (3.56m x 3.07m)

Side aspect uPVC leaded light window. Coved ceiling. Radiator.

BEDROOM FOUR

13'4 max x 8'8 (4.06m max x 2.64m)

Rear aspect uPVC leaded light double glazed window. Coved ceiling. Radiator.

BEDROOM FIVE

9'2 x 7'1 (2.79m x 2.16m)

Front aspect uPVC double glazed leaded light window. Coved ceiling. Radiator.

BATHROOM/W.C

8'6 x 6'8 max (2.59m x 2.03m max)

Front aspect uPVC leaded light double glazed window with electric blinds. Fully tiled walls and floor with porcelain tiling. Panel enclosed bath and separate shower unit. Wall unit incorporating toilet with concealed cistern and wash hand basin with cupboard under. Recessed ceiling spotlights. Extractor fan. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

Approx. 41ft deep x 46ft wide. Block paved patio. Patio to immediate rear and side. Remainer laid to lawn with flower borders to one side. Outside tap and power point. Pedestrian side access. Two bike sheds and one shed.

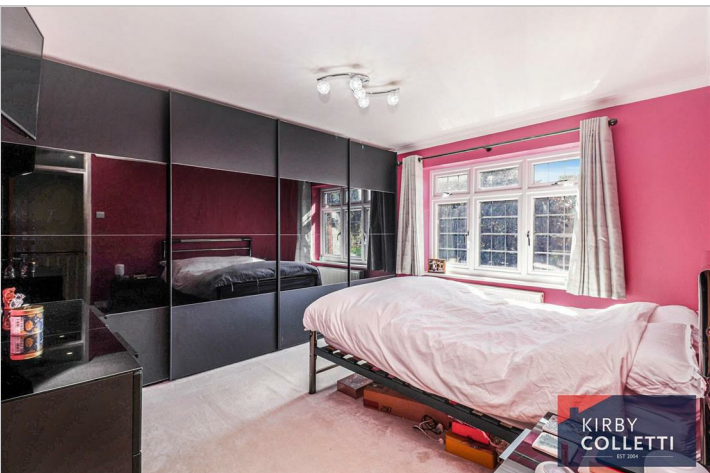
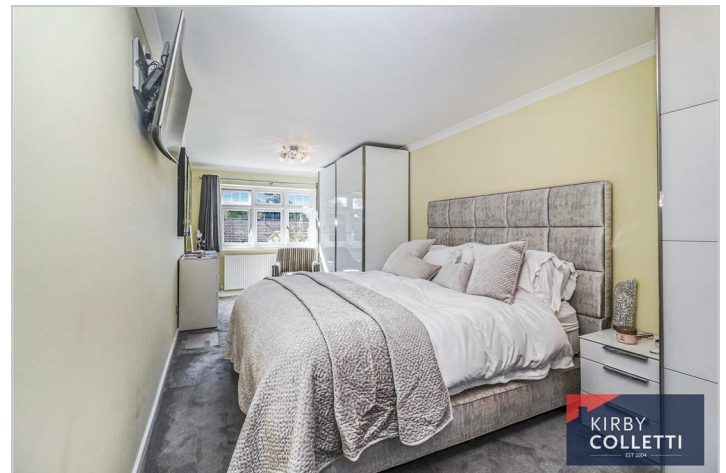
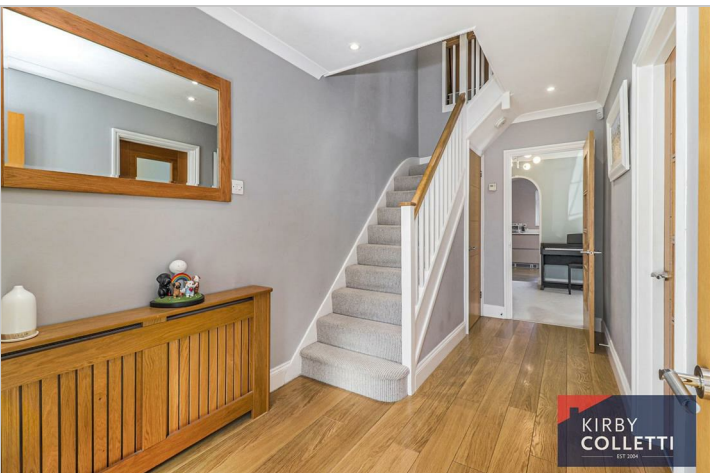
GARAGE

17 x 8'7 (5.18m x 2.62m)

Automated up and over door. Power and light connected.

FRONT GARDEN

Block paved driveway providing off street parking. EV Charge point.



Road Map



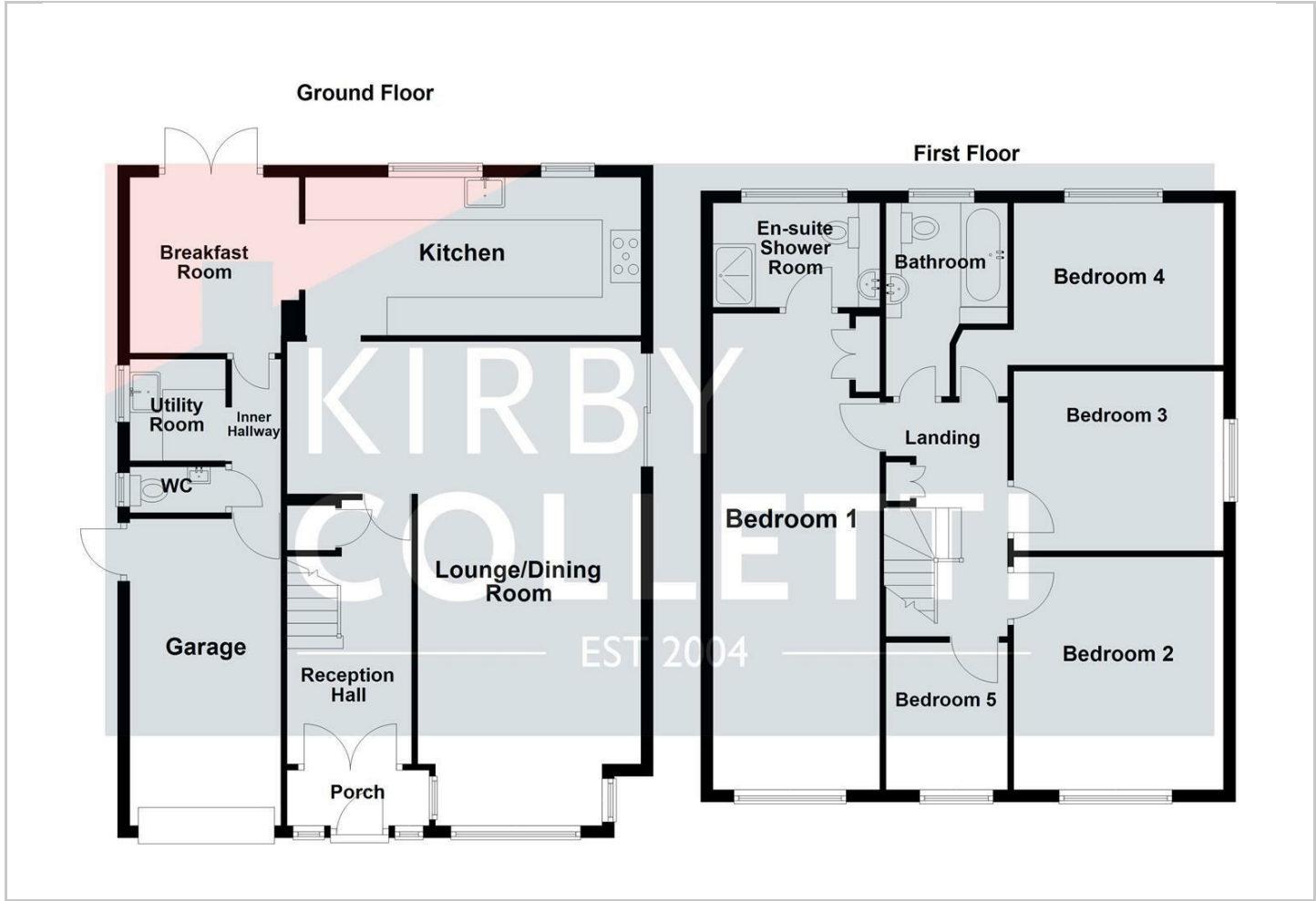
Hybrid Map



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

