



**Oliver  
Minton**  
*Sales & Lettings*

**108 Ware Road,  
Hoddesdon  
Herts EN11 9ET  
Price Guide £630,000**

Set well back from Ware Road, in a small residential side road, this considerably extended 3 bedroom detached house is conveniently situated just to the north of Hoddesdon town centre, local shops, a choice of schools for all ages and main-line station.

The truly spacious property is being presented in excellent condition throughout and benefits from Upvc double glazing, gas central heating, a fabulous 90ft long garden, perfect for family life and entertaining, plus a large driveway with parking for several vehicles to the front.

Arranged over two floors, with many of the rooms being dual aspect and enjoying plenty of natural light, the layout in brief offers: Entrance hall, superb kitchen/breakfast room, large living/dining room, study/occasional bedroom and downstairs shower room/utility. Upstairs there are three double bedrooms, all with fitted wardrobes and a contemporary family bathroom.

Further scope to extend as planning permission was granted and approved for a ground floor side extension and first floor/rear side extension to provide the property with a total of 4-5 bedrooms with en-suite facilities to the principal bedroom. (NOW LAPSED)

Giving little away from the outside, this lovely house needs to be seen in person to fully appreciate what is on offer. Book your viewing appointment today!



### Accommodation

Front door opening to:

### Reception Hall

Built-in double cupboard for hanging coats. Door to deep under stairs storage cupboard with a window. Stairs rising to first floor with Upvc window to side aspect. Quartz tiled floor. Two vertical radiators.

### Kitchen/Breakfast Room 7.88m x 3.25m (25'10" x 10'7")

Beautifully fitted with a range of 'Odena' high gloss, soft close cabinets in grey, complemented by quartz work surfaces and up-risers. Inset one and a half bowl stainless steel sink with mixer tap. Built in 'Bosch' double oven/grill. Matching induction hob with brushed steel illuminated extractor canopy over. Integrated appliances to include a larder style fridge and dishwasher. Attractive quartz stone tiled floor. Upvc double glazed windows to both flank walls and door opening to the garden. The spacious breakfast area has matching units fitted with space for a wall mounted t.v. and ample space for table and chairs. Vertical radiator.

### Living/Dining Room 9.35m x 4.06 (30'8" x 13'3")

Overall measurement and open plan by way of a wide arch. Could easily be sub-divided to make two separate reception rooms if required. Lovely spacious room with plenty of natural light coming from Upvc double glazed windows to both flank walls and wide double doors opening to the garden. The current owner chooses to have the living room area to the rear of the house, overlooking the garden, however these could easily be swapped around.





### Living Area 4.79m x 4.06m (15'8" x 13'3")

Wide Upvc double glazed French doors opening to the garden terrace. Radiator.

### Dining Area 4.22m x 4.04m (13'10" x 13'3")

Fireplace with attractive surround and marble hearth. (This could be re-instated as an open fire, but is currently not in use) Radiator. Large Upvc double glazed window. Door to:

### Study 2.43m x 2.37m (7'11" x 7'9")

This room could work well as an occasional bedroom if required. Upvc double glazed French doors opening to the garden. Radiator. Door to:

### Shower Room/ Utility 2.38m x 2.15m (7'9" x 7'0")

Range of wall and base cupboards with work surfaces over. Inset stainless steel sink and drainer. Space for washing machine and tumble dryer. Large walk-in shower cubicle with glazed screen. Low level w.c. Chrome heated towel rail. Upvc double glazed window to front.

### First Floor

Landing with Upvc double glazed window to side. Loft access hatch. Loft has pull-down ladder, is part board with light connected.

### Bedroom One 4.04m x 3.71 (13'3" x 12'2")

Dual aspect Upvc double glazed windows to side and rear. Bank of built-in wardrobe cupboards, recessed to one wall. Radiator.

### Bedroom Two 3.26m x 3.18m (10'8" x 10'5")

Dual aspect Upvc double glazed windows to side and front. Radiator. Built-in wardrobe cupboards.

### Bedroom Three 2.71m x 2.65m (8'10" x 8'8")

Upvc double glazed window to side. Radiator. Built-in wardrobe cupboards.

### Bathroom

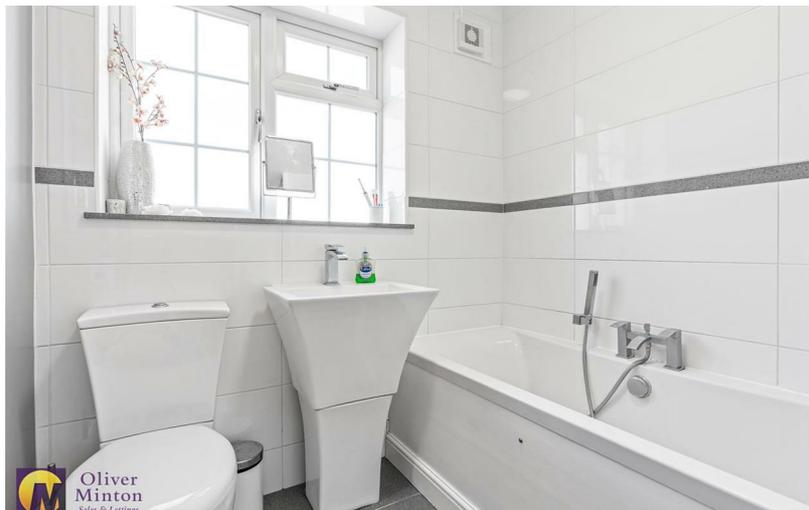
Well fitted with a contemporary white suite. Panel enclosed bath with mixer tap and over bath shower with large rainfall shower head. Glazed shower screen. Pedestal wash hand basin. Low level w.c. Fully tiled in complementary ceramics to wall and floor. Chrome heated towel rail. Upvc double glazed frosted window to side.

### Exterior

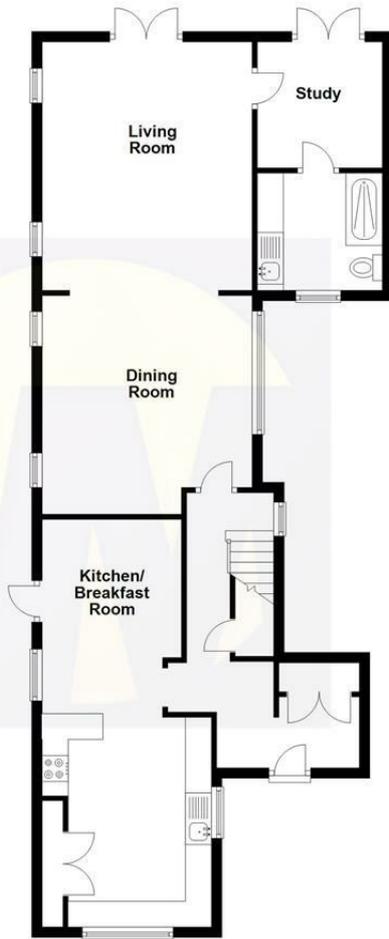
To the front of the house there is a wide block paved driveway, providing parking for several vehicles. Gated side access takes you through to the rear garden.

### Rear Garden 27.43m approx (90' approx)

A great family friendly garden that commences with a large paved terrace to the immediate rear of the house. The next section is laid top lawn with a pathway to one side and mature borders. At the far end of the garden, which has been sub-divided by a gated entrance, you will find a large timber outbuilding/workshop and a smaller timber garden shed.



**Ground Floor**  
Approx. 84.0 sq. metres (903.9 sq. feet)



**First Floor**  
Approx. 48.3 sq. metres (519.4 sq. feet)



Total area: approx. 132.2 sq. metres (1423.3 sq. feet)

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**Tenure:** Freehold

**Council Tax Band:** F

**Viewing Arrangements:**

Strictly by appointment

14 High Street, Stanstead Abbots, Hertfordshire, SG12 8AB

**01920 412600**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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