



**Oliver
Minton**
Sales & Lettings

**High Trees, College Road,
Hoddesdon**

EN11 9DN

Price Guide £925,000

CHAIN FREE: Being offered for sale for the first time in several decades, this attractive 1970's gem, with later additions that enhance the accommodation perfectly, is located on one of Hoddesdon's most sought after, private roads.

High Trees offers a truly spacious and versatile living space together with a private and secluded rear garden, ample driveway parking and a double garage, making this a truly exceptional family home. The house is bright and airy throughout, with large windows providing plenty of natural light. The property is ready for immediate occupation, however still offers plenty of further potential for an incoming buyer to put their own stamp and flair on the house.

In brief, the extended accommodation offers: spacious entrance hall, guest cloakroom/W.C, split level living room, formal dining room with wide walk in bay window overlooking the garden, kitchen with appliances leading to an open plan breakfast room.

Upstairs there is plenty of space with five generous bedrooms to choose from. The principal bedroom suite also has a feature wide walk in bay window, working in symmetry with the dining room downstairs, built in bedroom furniture and en-suite facilities. A separate shower room completes this floor.

Hoddesdon is a bustling town with a traditional High Street, offering a variety of shops, public houses/restaurants, supermarkets, parks and leisure facilities. There are also regarded schools for all ages close by. There is a choice of main-line rail services serving London Liverpool Street with stations at Rye House(Hoddesdon), Hertford and Broxbourne.



Accommodation

Wide canopy with lockable storage/meter cupboard. Front door with glazed sidelights opening to:

Spacious Reception Hall 4.50m x 3.41m (14'9" x 11'2")

Dual aspect with double glazed floor to ceiling window and additional window to side. Recessed cloaks cupboard. Radiator. Steps up to breakfast room and living room. Door to:

Guest Cloakroom/ W.C

White suite: Low level w.c. with concealed cistern. Vanity wash hand basin with cupboard below. Radiator. Fully tiled walls. Radiator. Double glazed frosted window.

Living Room 4.97m x 4.67m (16'3" x 15'3")

Double glazed floor to ceiling window to front. Brick fireplace with tiled hearth and attractive wood burning stove. Stairs rising to the first floor. Wall lights. Radiator. Steps up and open plan to:

Split Level Area 3.54m x 2.92 (11'7" x 9'6")

Full width double glazed sliding patio doors opening to the garden. Radiator. Door to kitchen and door to:

Dining Room 5.39m x 4.49m into bay (17'8" x 14'8" into bay)

Double glazed, wide curved bay window to rear aspect with radiator beneath. Attractive fire surround with marble back and hearth.

Kitchen 4.38m x 2.69m (14'4" x 8'9")

Fitted with a range of wall, base, larder and display units with complementary work surfaces over. Inset one and a half bowl stainless steel sink and drainer. Tiled splash-backs. Built-in 'Stoves five ring gas hob with matching brushed steel extractor canopy over. 'Neff' double oven/grill with microwave oven above. American style fridge freezer and washing machine to remain. Two double glazed windows overlooking the rear garden. Open archway and steps down to:

Breakfast Room 4.23m x 2.45m (13'10" x 8'0")

Double glazed sliding patio doors to side. Cupboard housing 'Worcester' gas fired boiler. Radiator. Returning door to hallway.

First Floor

Landing with loft access hatch. Door to airing cupboard.

Principal Bedroom 5.68m max x 4.75m max (18'7" max x 15'7" max)

Overall measurement. Beautiful suite with double glazed curved bay window to rear with radiator beneath. Additional window to front aspect. Comprehensive range of French polished wardrobe cupboards with matching dressing table. Door to:

En-Suite Bathroom 3.08m x 1.68m (10'1" x 5'6")

Panel enclosed bath. Separate shower cubicle with glazed screen. Low level w.c. with concealed cistern. Vanity wash hand basin set in counter top with cupboards below. Chrome heated towel rail. Fully tiled walls. Double glazed frosted window.





Bedroom Two 3.93m x 3.91m (12'10" x 12'9")

Two double glazed windows to front. Recessed alcove. Radiator.

Bedroom Three 3.90m x 2.50m (12'9" x 8'2")

Double glazed window to front. Recessed wardrobe cupboards and matching high level over bed storage. Radiator.

Bedroom Four 2.97m x 2.50m (9'8" x 8'2")

Double glazed window to rear. Recessed wardrobe cupboards. Radiator.

Bedroom Five 2.66m x 2.95m (8'8" x 9'8")

Double glazed window to rear. Radiator.



Shower Room

Modern white suite. Large shower cubicle with glazed screen. Vanity wash hand basin set in counter top with cupboards below. Shaver point. Low level w.c. with concealed cistern. Ladder style radiator/towel rail. Fully tiled walls and floor. Double glazed frosted window.

Exterior

At the front of the property, the block paved driveway provides plenty of space for parking, as well as access to the double garage.

Garage 5.57m x 5.49 (18'3" x 18'0")

Electronically operated door. Power and light connected.

Rear Garden

Lovely established garden with a patio area to the immediate rear of the house where you can sit by the pond with its trickling waterfall. The remainder is laid to lawn interspersed with a variety of mature planting and well established trees offering seclusion and privacy. A pathway leads round to another small seating area and to a greenhouse and timber garden store. There is outside lighting and a water tap plus housing for the water softener.

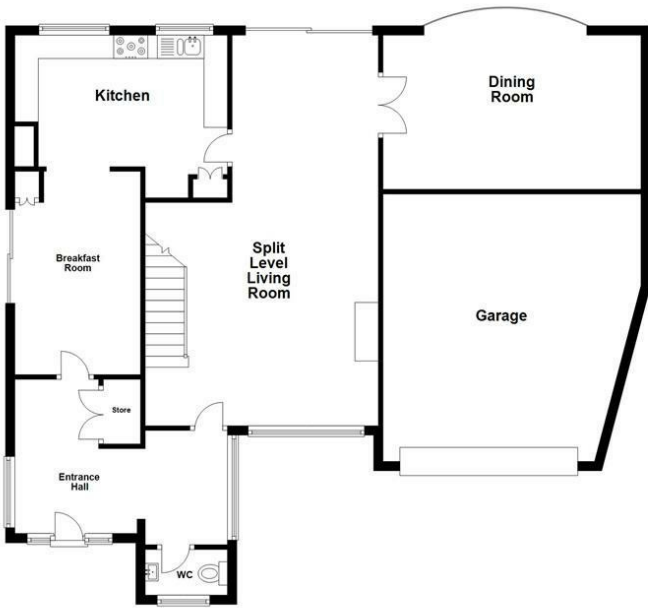
Services

All mains services connected. Electricity, mains gas, mains drainage and sewerage. Gas central heating via radiators.

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>



Ground Floor
Approx. 127.0 sq. metres (1366.5 sq. feet)



First Floor
Approx. 95.9 sq. metres (1032.3 sq. feet)



Total area: approx. 222.9 sq. metres (2398.8 sq. feet)
College Road

MORTGAGE ADVICE

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Tenure: Freehold

Council Tax Band: G

Viewing Arrangements:

Strictly by appointment

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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