



**PROPERTY DESCRIPTION**

				
Living rooms	Bedrooms	Bathrooms	Car Park	Area
<b>3</b>	<b>4</b>	<b>2</b>	<b>Yes</b>	<b>1,881.85 sq ft</b>

This outstanding property spans in excess of 1,880 sq ft, with parking behind electric gates for several vehicles, four double bedrooms, two reception rooms, dining room, office/studio, bespoke kitchen diner, utility room, and downstairs cloakroom, main bathroom and en-suite shower rooms.

Hoddesdon town centre provides a variety of shops, convenience stores, hairdressers, quaint boutiques with a regular Wednesday and Friday market.



Hoddesdon is located ten minutes from junction 25 of the M25 and just 15 miles from Charing Cross.



**TERMS**

**Local Authority:** Epping Forest District Council  
**Tenure:** Freehold

**TRANSPORT LINKS**

Broxbourne Train Station  0.9 miles Rye House  1.2 miles



**Kitchen/Diner 20' 4" x 11' 5" ( 6.2m x 3.48m )**

Double glazed windows to side and rear aspect and double glazed French doors leading to rear garden. Bespoke kitchen with a large range of wall and base units, under unit lighting, incorporating marble work surfaces and tiled splash back, with inset one and a half bowl sink, range gas cooker, with extractor hood over, dishwasher, fridge and freezer and TV point, led spotlights and light fitting, radiator, tiled flooring.



**Living Room: 19' 8" x 12' 5" ( 6.0m x 3.8m )**

Double glazed French doors leading to rear garden, feature fireplace with gas fire, TV point, two radiators, led spot lights, carpet flooring.

**Dining/ Sitting Room**

**15' 5" x 11' 3" (4.7m x 3.45m)**

Double glazed bay window to front aspect, radiator, centre light fitting, carpet flooring.





**Office/Studio: 12' 9" x 7' 6" (3.9m x 2.3m)**

Double glazed window to front aspect, door leading to front garden TV and internet point, radiator, led spot lights, tiled flooring.

**Study Room: 10' 2" x 9' 2" (3.1m x 2.8m)**

Double glazed window to front aspect, TV point, radiator, led spot lights, carpet flooring.

**Bedroom 4 : 9' 10" x 9' 3" (3.01m x 3.84m)**

Double glazed window to front aspect, radiator, centre light fitting, TV Point, carpet flooring.



**Master bedroom: 16' 4"x 11' 9" (5.0m x 3.6m)**

Double glazed windows to rear aspect, free standing wall to wall range of wardrobes, radiator, centre light fitting, TV point, carpet flooring.

**En-suite shower room:**

Double glazed window to side aspect, fully tiled walls to complement a white suite comprising large walk-in shower, low level WC. Vanity wash hand basin, heated towel rail, led spotlights, extractor fan, tiled flooring.

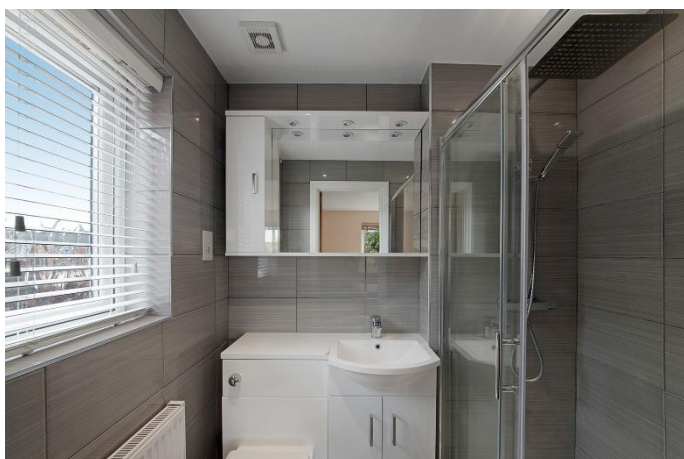


**Bedroom 2: 12' 5" x 11' 0" (3.8m x 3.36m)**

Double glazed bay windows to front aspect, radiator, free standing wall to wall range of wardrobes, radiator, centre light fitting, TV Point, carpet flooring.

**En-Suite Shower Room:**

Double glazed window to side aspect, fully tiled walls to complement a white suite comprising: large corner shower cubicle, low level WC. wash hand basin with a separate inset bath, tiled flooring.



**Bedroom 3: 11' 9" x 10' 9" (3.6m x 3.3m)**

Double glazed window to rear aspect, free standing wall to wall range of wardrobes, radiator, centre light fitting, TV Point, carpet flooring.

**Family Bathroom:**

Double glazed window to side aspect, fully tiled walls to complement a four-piece white suite comprising, bath and corner shower, vanity wash hand basin and low level. WC. heated towel rail, tiled flooring.



**Front garden:**

A block paved driveway with off street parking for several vehicles, with enclosed by walls and electric gates and intercom system.

**Rear Garden:**

Beautifully designed South/east garden, comprising decking, and artificial grass, with flower beds and shrub borders, and mature trees, water tap, and electric points and outside lighting, enclosed by fencing, with storage building, pedestrian side access to the front.

**Garden Shed: 8' 1" x 5' 2"(2.4m x 1.6m)**

Electric lighting and power points.

Approximate Gross Internal Area  
174.83 sq m / 1881.85 sq ft



Ground Floor

First Floor

The floor plan is not to scale and measurements and are as shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of measuring practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your inspection of the property.  
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