









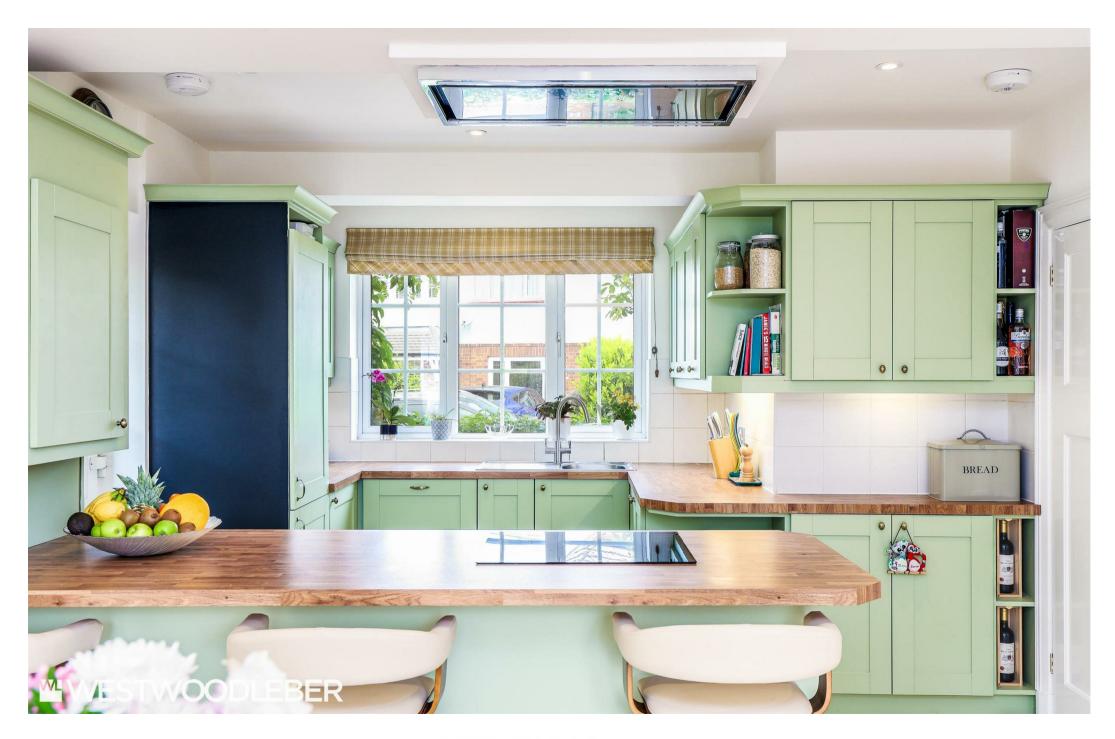
Cranbourne Drive, Hoddesdon, EN11 0QQ

** OFFERED CHAIN FREE ** Westwood Leber are delighted to bring to the market this truly magnificent five-bedroom detached family home boasting approximately 2,000 sq feet of living accommodation in a semi-rural location and positioned perfectly on this quiet residential road in Hoddesdon just a short walk for Rye House Rail Station.

This property has been completely refurbished by the current owners to a high-quality standard whilst being sympathetic to the property's period character. The property offers extremely versatile living accommodation which includes a separate lounge, downstairs cloakroom, and large entrance hall with original parquet floor. The spacious open plan kitchen/diner and bright garden room each has a set of French doors which open out onto a well presented and secluded south-facing rear garden with original summer house.

The outdoors of the property hosts outhouses including a coal house, utility room and original outdoor gardener's WC. Further benefits include four double bedrooms, a single bedroom or office, under-floor heating in the kitchen/diner, en-suite to master, a four-piece bathroom suite, a large front in/out driveway and a separate garage. Internal viewing is highly recommended!







First Floor **Ground Floor** Approx. 53.0 sq. metres (569.9 sq. feet) Approx. 85.5 sq. metres (920.5 sq. feet) Bedroom Bedroom 2.94m x 3.61m (9'8" x 11'10") 3.10m x 3.64m (10'2" x 11'11") Sun Room 3.59m x 3.64m (11'9" x 11'11") Bedroom 3.10m x 3.64m (10'2" x 11'11") Kitchen/Dining Room 6.98m x 3.62m (22'11" x 11'11") Living Room **Garage** 4.80m x 3.31m Entrance 5.32m (17'5") max x 3.64m (11'11") Hall (15'9" x 10'10") Second Floor Approx. 38.7 sq. metres (416.4 sq. feet) Bedroom 2.24m x 2.56m (7'4" x 8'5") Bedroom 3.85m x 5.41m (12'7" x 17'9") Outbuilding Approx. 6.4 sq. metres (68.4 sq. feet) Storage 1.35m x 1.78m (4'5" x 5'10") Utility 1.35m x 1.97m (4'5" x 6'6") Eaves

Total area: approx. 183.5 sq. metres (1975.3 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt had 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. Property marketing provided by Westwood Leber.

Plan produced using PlanUp.











































































