









Howfield Green, Hoddesdon, EN11 9AL

Westwood Leber are delighted to bring to the market this deceptively spacious four bedroom detached house located on this highly sought after cul-de-sac within the popular Roselands Development. The property offers excellent accommodation throughout comprising four double bedrooms on the first floor, one ensuite shower room, separate family bathroom, ground floor w/c, three reception rooms and an integral double garage. Externally the property benefits from a private well sized rear garden and excellent off street parking to the front.







Approx. 100.7 sq. metres (1084.1 sq. feet) Conservatory 2.01m x 3.30m (6'7" x 10'10") First Floor Approx. 76.7 sq. metres (825.3 sq. feet) Dining Room 4.66m x 3.40m (15'3" x 11'2") Bedroom 2.72m x 4.64m (8'11" x 15'2") Bedroom **Lounge** 3.91m x 6.30m 3.45m x 5.07m (11'4" x 16'8") (12'10" x 20'8") Kitchen 5.20m x 3.40m (17'1" x 11'2") Bedroom 4.30m x 3.02m (14'1" x 9'11") Double Bedroom 2.57m (8'5") x 3.71m (12'2") max **Garage** 5.38m x 4.14m (17'8" x 13'7")

Total area: approx. 177.4 sq. metres (1909.5 sq. feet)

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Plan produced using PlanUp.



Ground Floor











































