



- DETACHED RESIDENCE
- FIVE BEDROOMS
- THREE BATHROOMS
- LOUNGE

Conifers , Avenue Road, Hoddesdon, EN11 0BA

PRICE: £765,000 FREEHOLD

Situated within the popular Hamlet of Dobbs Weir and within this highly sought after location, an opportunity to purchase this spacious recently converted and well presented five bedroom detached residence. Three bathrooms, good size rear garden, detached garage. Internal viewing highly recommended.



## Property Description

Situated within a highly sought after location close to attractive recreational areas of Lee Valley Park and local riverside pubs an opportunity to purchase this recently converted bungalow located within a private cul de sac.

The historic market town of Hoddesdon is within a five minute drive and both Broxbourne and Rye House BR stations are within easy driving distance.

Externally the rear garden is a real feature of this property there is a large formal lawn which extends to approximately 96ft and is supported with a detached garage/workshop and a spacious carriage driveway with parking for 4/5 vehicles.

The property is presented to an excellent standard internally and the accommodation to the ground floor comprises a spacious entrance hall which provides access to the lounge, kitchen/diner, study, bedrooms three and four and bathroom.

The spacious and generous size lounge is light and airy with patio doors leading to the rear garden and a chimney breast housing a log burner as the main focal point.

The kitchen diner which overlooks the rear garden has a range of fitted wall and base units with contrasting work surfaces, induction hob and provides access to the utility/garden room with a stainless steel sink unit and plumbing for a washing machine. The rear garden and front lobby area can also be accessed from this room.

Accommodation to the first floor comprises a landing, three bedrooms and a shower room.



The master bedroom is spacious and overlooks the rear garden, with access to the En-suite bathroom.

Bedroom two approximately 21 ft has a double aspect allowing for plenty of natural light.

Bedroom five overlooks the front aspect.

A modern shower room with wash hand basin and WC complete this level.

The rear garden is mainly laid to lawn with a variety of trees and shrubs, full width patio area with pergola ideal for alfresco dining and entertaining.

#### **L SHAPE HALLWAY**

17' 1 Max" x 12' 00 Max" (5.21m x 3.66m)

#### **LOUNGE**

21' 6 Max" x 16' 1 Max" (6.55m x 4.9m)

#### **KITCHEN/DINER**

13' 9" x 11' 6" (4.19m x 3.51m)

#### **STUDY**

9' 8" x 6' 6" (2.95m x 1.98m)

#### **BEDROOM THREE**

12' 9" x 7' 11" (3.89m x 2.41m)

#### **BEDROOM FOUR**

12' 00" x 7' 10" (3.66m x 2.39m)

#### **BATHROOM**

9' 7" x 4' 8" (2.92m x 1.42m)

#### **SEPERATE WC**

5' 9" x 3' 2" (1.75m x 0.97m)

#### **UTILITY/GARDEN ROOM**

26' 2" x 6' 6" (7.98m x 1.98m)

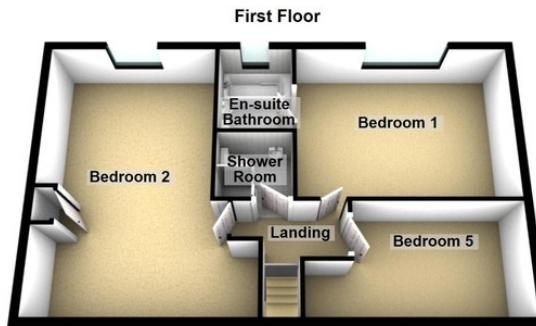
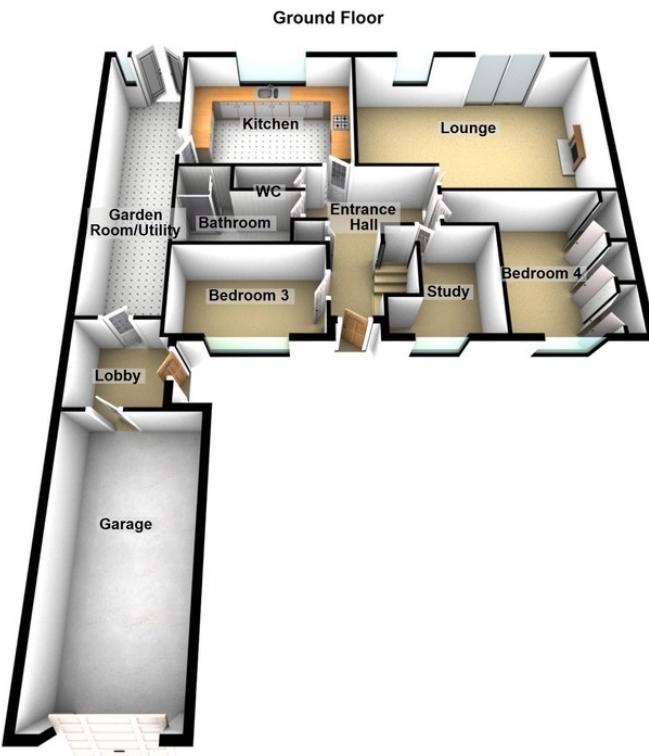
#### **LANDING**

8' 10" x 4' 3 Max" (2.69m x 1.3m)

#### **BEDROOM ONE**

16' 1" x 12' 2" (4.9m x 3.71m)

#### **EN SUITE BATHROOM**



5' 7" x 6' 7" (1.7m x 2.01m)

#### BEDROOM TWO

20' 9" x 12' 7" (6.32m x 3.84m)

#### BEDROOM FIVE

12' 11" x 7' 10" (3.94m x 2.39m)

#### SHOWER ROOM

5' 00" x 5' 7" (1.52m x 1.7m)

#### REAR GARDEN

#### GARAGE

20' 10" x 10' 2" (6.35m x 3.1m)

#### TENURE AND CHARGES

Council Tax Epping Forest District Council Band F

Tenure - Freehold

#### UTILITIES AND SUPPLIERS

Electricity - Mains - Octopus

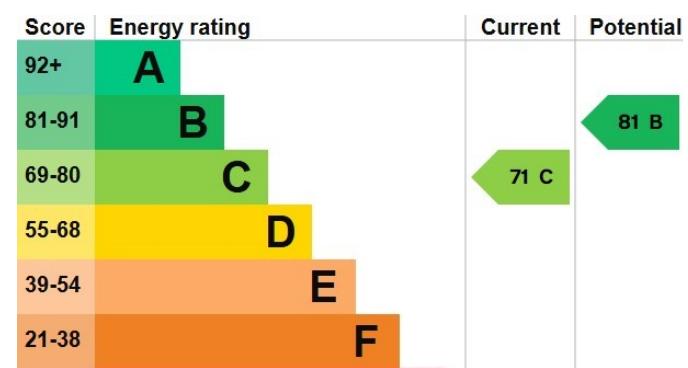
Water - Mains - Affinity

Sewage - Mains - Affinity

Heating - Gas Central Heating - Octopus

Broadband - Sky

Mobile Signal and Coverage - EE



25 Market Square, Waltham Abbey,  
Essex, EN9 1DU

[www.rainbowestateagents.co.uk](http://www.rainbowestateagents.co.uk)  
01992 711222  
[rebecca@rainbowestateagents.co.uk](mailto:rebecca@rainbowestateagents.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements