



Rosehill Close, Hoddesdon EN11 8NJ

welcome to

Rosehill Close, Hoddesdon

WILLIAM H BROWN are proud to offer for sale this SUBSTANTIAL 5 BEDROOM DOUBLE STOREY EXTENDED SEMI DETACHED house boasting a 52ft frontage, two en suites, luxury spacious living accommodation throughout and positioned within a quiet cul de sac in this sought after location. Must be viewed!



Accommodation Comprises

Main timber front door with matching side lights leading to:

Entrance Hall

With stairs to first floor, storage cupboard, door to DOWNSTAIRS CLOAKROOM, multipane double doors to LOUNGE/DINING ROOM.

Downstairs Cloakroom

Comprising of a low level flush WC, feature sink unit with vanity below, tiled flooring and tiled walls, radiator, extractor fan, wall light.

Lounge / Dining Room

34' x 11' 3" max narrowing to 9' 10" (10.36m x 3.43m max narrowing to 3.00m)
LOUNGE AREA: Feature double glazed diamond lead light window to front aspect, radiator, coving to ceiling. Feature gas fire place with attractive surround, TV point, power points, through to:

DINING AREA: With Cherry wood flooring, double glazed window and doors leading to rear garden, radiator, coving to ceiling, wall light points and power points.

Kitchen / Breakfast Room

15' 11" max narrowing to 7' 11" max x 16' 8" narrowing to: 8'0" x 1'0" (4.85m max narrowing to 2.41m max x 5.08m)
With a range of modern wall cupboards, ample granite work tops with cupboards and drawers under. Sink unit, built in NEFF hob with extractor fan over, built in NEFF double oven, double glazed window and door leading to the rear garden, beams and spot lights to ceiling, plumbing for dishwasher, under unit fridge and freezer, wine rack, radiator, wall mounted boiler, diamond lead light windows and doors leading to the rear garden. Door to:

Utility Room

5' 10" x 5' 2" (1.78m x 1.57m)
With a stainless steel sink unit, wall cupboard, work top with cupboard under, plumbing for washing machine and space for tumble dryer. Door to:

Garage

16' 4" x 7' 10" (4.98m x 2.39m)
With up and over door, light and power connected and storage above.

First Floor Landing

Stairs leading to upper floor and doors to bedrooms.

Master Bedroom

10' x 11' 7" to front of wardrobes (3.05m x 3.53m to front of wardrobes)
With power points, radiator, coving to ceiling, feature double glazed diamond lead light window to front elevation, door to:

Luxury En Suite Shower Room

Comprising of a fully tiled walk in shower cubicle, low level flush WC, sink unit with vanity below, double glazed lead light diamond window to front elevation, coving to ceiling and LED lighting to ceiling.

Bedroom 2

8' x 10' 11" (2.44m x 3.33m)
Built in wardrobes and drawer set to one wall, feature double glazed diamond lead light window to rear elevation, radiator, power points, coving to ceiling.

Family Bathroom

8' x 7' (2.44m x 2.13m)
Feature shower bath with wall mounted Triton shower unit, low level flush WC, sink unit with vanity below, double glazed diamond lead light window to rear elevation, airing cupboard.

Bedroom 3

13' 4" max x 8' 6" max (4.06m max x 2.59m max)
With built in mirror fronted sliding wardrobes, radiator, power points, coving to ceiling. Lead light diamond window to rear elevation.

Bedroom 4

9' max x 8' 8" max (2.74m max x 2.64m max)
Double glazed diamond lead light window to front elevation, radiator, power points, laminate wood flooring and coving to ceiling.

Second Floor Landing

Storage area, vaulted ceiling with velux window, door to:

Bedroom 5

14' 3" x 9' 2" floor space (4.34m x 2.79m floor space)
With vaulted ceiling and two velux windows to front elevation, double glazed diamond lead light window to rear elevation, radiator, power points, low voltage lighting, storage cupboards, door to:

En Suite Shower

Comprising of a fully tiled corner shower cubicle, pedestal wash hand basin, low level flush WC, part tiled walls, radiator, double glazed diamond lead light window to rear elevation.

Exterior

BEAUTIFULLY PRESENTED REAR GARDEN measuring 43ft with a decked area and lighting, raised feature flower borders with mature flowers and plants, timber pergola with seating area, lawned area, further patio to the rear of the timber pergola, garden shed, brick retaining wall to the rear, fenced boundaries, outside water tap and lighting.

FRONT GARDEN measuring 52ft being block paved providing OFF STREET PARKING, raised lawned area with mature flower borders and fenced boundaries leading to SINGLE GARAGE.



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welcome to

Rosehill Close, Hoddesdon

- An Outstanding Five Bedroom Double Storey Extended Semi Detached Home
- Highly Regarded Location
- 52ft Frontage
- Two En Suites
- Beautifully Presented 43ft Rear Garden with Decking
- Garage
- Ample Living Accommodation Throughout
- ** Viewing Highly Recommended **

Tenure: Freehold EPC Rating: D

£695,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HSD108076 - 0017

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