



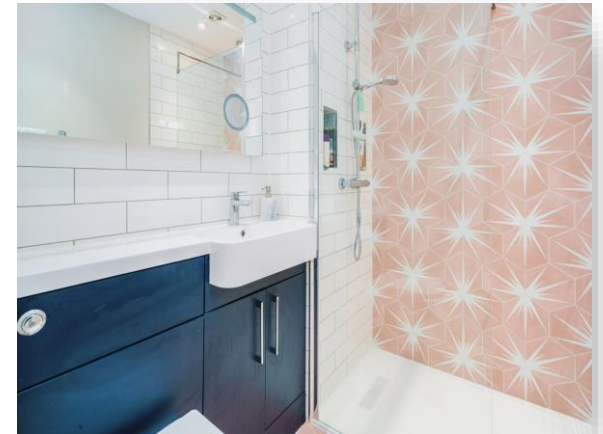
**Roselands Avenue, Hoddesdon EN11 9AH**



**welcome to**

**Roselands Avenue, Hoddesdon**

An exciting opportunity to acquire this RARELY AVAILABLE FIVE BEDROOM DETACHED family home boasting just over 2529 sq ft. of accommodation and benefits from an extensive range of features throughout, located in the desirable area of Roselands Avenue. VENDORS SUITED!



### **Accommodation Comprises**

Main front entrance door with matching side lights leading to:

#### **Entrance Hall**

With doors to LOUNGE, FAMILY ROOM, HOME OFFICE, stairs up to upper floor, understairs storage cupboard.

#### **Family Lounge**

19' 8" max x 18' 3" max ( 5.99m max x 5.56m max )  
Windows to front aspect, gas fire, wall light points, power points, TV point, access to KITCHEN.

#### **Kitchen**

28' 6" max x 21' 9" ( 8.69m max x 6.63m )  
Fitted with a range of wall and base units with Quartz work surfaces, further floor to ceiling units, double sink unit with hot water tap, two built in ovens, fitted Induction hob, built in microwave, integrated dishwasher, two integrated fridge freezers, feature central island. Air conditioning unit. Two bi folding doors and window leading to the rear garden.

#### **Snug Area**

11' x 7' 3" ( 3.35m x 2.21m )  
Opening out to KITCHEN.

#### **Utility Room**

With base units, Butler sink, space for American style fridge freezer, washing machine and tumble dryer. Access to GARAGE.

#### **Downstairs Cloakroom**

4' 6" x 2' 7" ( 1.37m x 0.79m )  
Window to rear aspect, low level flush WC with concealed cistern, wash hand basin with vanity unit below.

#### **Home Office**

11' 9" max x 13' 1" max ( 3.58m max x 3.99m max )  
With windows and French doors leading to the rear garden, access to KITCHEN and WC.

#### **Family Room**

16' 8" max x 7' 8" max ( 5.08m max x 2.34m max )  
Window to front aspect, cupboard housing consumer unit.

#### **First Floor Landing**

Doors to

#### **Bedroom One**

22' 1" max x 11' 6" max ( 6.73m max x 3.51m max )  
With windows and Juliet balcony to rear aspect, walk in wardrobe area, access to EN SUITE SHOWER ROOM.

#### **En Suite Shower Room**

6' 4" x 4' 8" ( 1.93m x 1.42m )  
Walk in shower unit, low level flush WC with concealed cistern, wash hand basin with vanity unit below, heated towel rail, extractor fan, storage cupboard.

#### **Bedroom Two**

19' 9" x 10' 2" ( 6.02m x 3.10m )  
Windows to front aspect, fitted wardrobes. Door to:

#### **En Suite Shower Room**

11' 9" max x 5' 6" max ( 3.58m max x 1.68m max )  
Low level flush WC, wash hand basin with vanity unit, shower unit.

#### **Bedroom Three**

12' 1" x 10' 6" ( 3.68m x 3.20m )  
With windows to front aspect, fitted wardrobes, power points and radiator.

#### **Bedroom Four**

11' 4" max x 8' 2" max ( 3.45m max x 2.49m max )  
Windows to rear aspect, fitted wardrobes, power points and radiator.

#### **Family Bathroom**

Comprising of a P shaped bath with shower attachment, wash hand basin with vanity below, low level flush WC, heated towel rail, window to rear aspect.

#### **Bedroom Five**

8' 4" x 5' 3" ( 2.54m x 1.60m )  
Window to rear aspect, power points, radiator.

#### **Exterior**

SOUTH FACING rear garden with composite decked area, majority of garden laid to lawn with fenced boundaries, outside water tap. Side access.

CARRIAGE DRIVEWAY to front with dropped curb providing AMPLE OFF STREET PARKING.

#### **Agents Note**

The property is fully alarmed and has CCTV cameras fitted to front, rear and side aspects.

**UNDER THE TERMS OF THE ESTATE AGENCY ACT 1979 (SECTION 21) PLEASE NOTE THAT THE VENDOR OF THIS PROPERTY IS AN EMPLOYEE OF THE CONNELLS GROUP OF COMPANIES.**



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welcome to

## Roselands Avenue, Hoddesdon

- Stunning Five Bedroom Detached Family Home
- Downstairs Cloakroom & Utility Room
- Snug Area & Large Kitchen with Bi Folding Doors into Rear Garden
- Home Office & Further Reception Room
- Principle Bedroom with En Suite, Dressing Area & Juliet Balcony
- Un-overlooked South Facing Rear Garden, Garage & Carriage Driveway

Tenure: Freehold EPC Rating: D

**£899,995**



Please note the marker reflects the postcode not the actual property

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