

BOSANQUET ROAD

HODDESDON, EN11



THE DEVELOPMENT

A superb collection of just three brand new houses located in the popular town of Hoddesdon.

Set over three floors, these fantastic three bedroom family homes feature a spacious hallway, downstairs WC and a modern, fully fitted kitchen with Quartz work surfaces.

The bright living area has bi-fold doors opening out to a paved patio area with steps down to the lawned garden.

To the first floor is the master bedroom with an en-suite shower room plus the luxury family bathroom and bedroom three.

The second bedroom also with en-suite shower room is on the second floor.

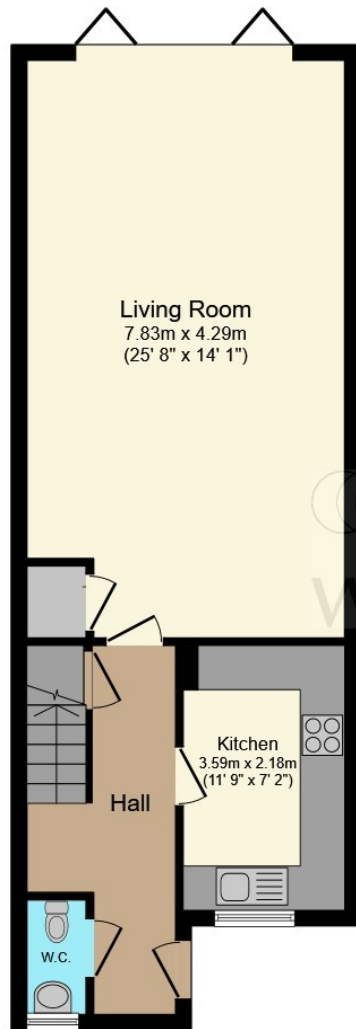
Externally the properties boast off street parking and an electric car charging point.

The stunning homes are built to a high specification throughout and benefit from a 10 year warranty.

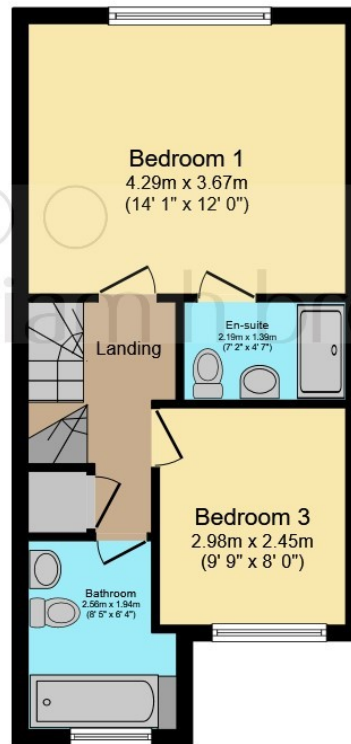


SPECIFICATION

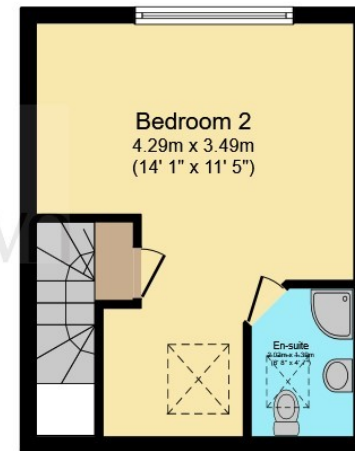
- > Modern, fully fitted kitchen including; electric hob, oven and extractor fan, integrated fridge, freezer, dishwasher and washing machine
- > Quartz kitchen work surfaces
- > Downstairs WC with porcelain tiles
- > Double glazed bi-fold doors leading out to the rear garden from the lounge
- > LVT Luxury Vinyl Tile flooring in the hallway, kitchen & lounge
- > Oak internal doors
- > Luxury family bathroom with porcelain tiles
- > En-suite shower rooms to bedrooms 1 & 2 with porcelain tiles
- > Lawn rear gardens with paved patio area
- > Off street parking to the front
- > Electric car charging point
- > 10 year warranty



Ground Floor



First Floor



Second Floor

Total floor area 114.1 m² (1,229 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

THE LOCAL AREA

Hoddesdon town is located in the Broxbourne borough of Hertfordshire, situated in the Lea Valley. The town boasts an array of shops, supermarkets, pubs and restaurants. Nearby you can find the Brookfield Shopping Centre in Cheshunt and the Watergardens Shopping Centre in Harlow. Both shopping centres offer a host of popular high street shops including Next, Boots, Sports shops and Supermarkets.

There are also a number of leisure activities in the local area, including a gym in the town centre, the John Warner sports centre and swimming pool and a large go-kart track located at Rye House Stadium in Rye park.

The nearest railway stations are Rye House Station and St Margaret's Station which both offer frequent services to London. Broxbourne Station is just a short drive away and offers services to Tottenham Hall, London Liverpool Street and Stratford. The A10 links commuters to the M25 and M11. Stansted Airport is located 23 miles away and can also be accessed via the Stansted Express train from Broxbourne Station.



For more information or to arrange a viewing please contact the Hoddesdon office on

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