









# welcome to

# **Stanstead Road, Hoddesdon**

WILLIAM H BROWN are thrilled to offer for sale this substantial and exceptionally presented five bedroom detached family home boasting an array of luxury features to include a heated swimming pool, integral garage, outside kitchen and boarded loft space with scope for a loft room (STPP).













### **Accommodation Comprises**

Main feature double entrance doors leading to:

#### **Entrance Hall**

An impressive hall with tiled flooring, stairs to first floor, paneling to walls, coving to ceiling, spot lights. Storage cupboard, door to:

#### **Shower Room**

Comprising of a fully tiled corner shower cubicle, sink unit with vanity below, enclosed WC. Granite effect tiled flooring, tiled walls, extractor fan, spot lights, heated chrome towel rail.

#### **Family Lounge**

12' x 22' 5" ( 3.66m x 6.83m )

Feature bay window to front aspect, ornate coving, power points, TV point, panelling to walls, feature log burner, multipane doors leading to a magnificent conservatory.

## Conservatory

26'  $\times$  16' 8" narrowing to 9' 6" ( 7.92m  $\times$  5.08m narrowing to 2.90m )

Doors and windows overlooking rear garden. Tiled flooring.

### Kitchen / Breakfast Area

18' 10" max narrowing to 12' 2" x 20' 7" ( 5.74m max narrowing to 3.71m x 6.27m )

With a range of wall cupboards, ample granite work surfaces with cupboards and drawers below, feature centre island with granite work surface and storage. Dishwasher, stainless steel Range style gas cooker with feature extractor fan over, coffee maker with oven space for American style fridge freezer, granite tiled flooring, vertical radiator, spot lights and coving to ceiling, sink unit with window boasting views over rear garden and swimming pool.

## **Dining Room**

13' x 11' 10" ( 3.96m x 3.61m )

Feature bay window to front aspect, panelling to walls, ornate coving, power points, feature original fireplace.

## **Firsr Floor Landing**

Panelling to walls, loft access, power points, multipane window to front aspect, door to:

#### **Master Bedroom**

12' 1"  $\times$  10' 2" to front of wardrobes (  $3.68m \times 3.10m$  to front of wardrobes )

With built in wardrobes, window with shutters to rear aspect, over looking rear garden and views. Radiator, door to:

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

A fully tiled double shower cubicle, low level flush WC, twin bowl sink unit with vanity below, tiled walls, window to side aspect.

#### **Bedroom 2**

9' 2" x 9' ( 2.79m x 2.74m )

Window to side aspect, power points, radiator.

#### **Bedroom 3**

11' 2" max x 10' 3" max to front of wardrobes ( 3.40m max x 3.12m max to front of wardrobes )

With built in wardrobes, feature window to front aspect, radiator, power points.

## **Family Bathroom**

Comprising a panelled bath, sink unit with vanity below, low flush WC, tiled flooring and walls, built in TV, window to side aspect, spot lights to ceiling.

## **Bedroom 4**

16' 3" max x 9' 10" ( 4.95m max x 3.00m ) Dual aspect windows, radiator, power points, coving to ceiling.

#### **Bedroom 5**

12'  $\times$  10' 1" to front of wardrobes ( 3.66m  $\times$  3.07m to front of wardrobes )

Built in wall to wall wardrobes, window and doors to balcony, vertical radiator, coving to ceiling, radiator, laminate flooring.

# **Exterior Rear Garden**

Beautifully landscaped rear garden with paved area, mature lawned area and flower borders, fully heated swimming pool. To the far rear of the property there is an outside kitchen with facilities for barbecue entertaining, with light and power and fully paved.

#### **Summer House**

13' 8" x 13' 6" ( 4.17m x 4.11m ) Light and power connected.

#### **Front Garden**

Off street parking for several vehicles.





## welcome to

## Stanstead Road, Hoddesdon

- A Magnificent Five Bedroom Family Home
- Garage & Drive
- Accessible to St Margaret's Rail Station
- Heated Swimming Pool
- Landscaped & Beautifully Designed Rear Garden
- Balcony with Stunning Views of Garden & New River
- Popular Location
- \*\* Viewing Recommended

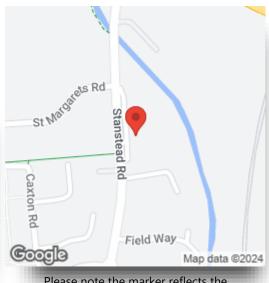
Tenure: Freehold EPC Rating: D

# £1,150,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/HSD111643



Property Ref: HSD111643 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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