



**Stanstead Road, Hoddesdon EN11 0QW**

**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' x 16' 8" narrowing to 9' 6" ( 7.92m x 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.

### First Floor Landing

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

### Master Bedroom

12' 1" x 10' 2" to front of wardrobes ( 3.68m x 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' x 10' 1" to front of wardrobes ( 3.66m x 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.



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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

Tenure: Freehold EPC Rating: D

# £1,000,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HSD111643 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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