



Briscoe Road, Hoddesdon EN11 9DG

welcome to

Briscoe Road, Hoddesdon

A rare opportunity to purchase this well presented five bedroom detached home with an annexe, ideal for extended family, situated in this desirable residential neighbourhood. The versatile property features a bright conservatory, separate utility room and generous living areas throughout.



Accommodation Comprises

Main front door leading to:

Entrance Hall

Radiator, stairs to first floor, storage cupboard, door to cloakroom, lounge, shower room, conservatory and kitchen.

Shower Room

Comprising of a fully tiled shower cubicle, heated chrome towel rail, sink unit with vanity below, extractor fan, spot lights to ceiling.

Downstairs Cloakroom

Low level flush WC, sink unit with vanity below, window, spot lights to ceiling.

Lounge

11' 6" max x 14' 4" (3.51m max x 4.37m)
Window to front aspect, radiator, laminate flooring, feature fireplace.

Kitchen

20' 11" max x 11' 2" narrowing to 8' (6.38m max x 3.40m narrowing to 2.44m)
With a range of modern wall cupboards, ample work surfaces, cupboards and drawers below, feature centre island with hob and extractor fan. Built in double oven, space for American style fridge freezer, dishwasher, tiled flooring, windows to front and rear aspect, column radiators, built in larder, door to:

Utility Room

8' 4" max x 8' 5" (2.54m max x 2.57m)
Window to front aspect, plumbing for washing machine and space for tumble dryer, door to garden. Access to:

Annexe / Playroom

26' 11" max x 8' 4" (8.20m max x 2.54m)
Shower room, low level flush WC, sink with vanity below, fully tiled. Window and door to rear garden.

Conservatory

12' 11" x 12' 7" (3.94m x 3.84m)

Fully double glazed, access to rear garden.

First Floor Landing

Stairs to second floor, window, door to:

Family Bathroom

A panelled bath, sink unit with Quartz work top, vanity below, low level flush WC, window.

Bedroom 1

14' 11" max x 10' 3" max (4.55m max x 3.12m max)
Window to front aspect, built in wardrobes, radiator, power points, TV point.

Bedroom 2

11' 8" max x 11' 5" max (3.56m max x 3.48m max)
Window to front aspect, radiator, laminate flooring, built in wardrobes.

Bedroom 3

8' 10" x 7' 10" (2.69m x 2.39m)
Window to rear aspect, power points, laminate flooring, radiator.

Second Floor Landing

Window, door to:

Bedroom 4

9' 10" x 11' 3" (3.00m x 3.43m)
Window to front aspect, power points, laminate flooring.

Bedroom 5

9' 11" x 9' 10" (3.02m x 3.00m)
Window to front aspect, power points, radiator, laminate flooring.

Exterior

Rear Garden

Private rear garden with paved area, lawned area with fenced boundaries, garden shed, brick built garage to rear.

Front Garden

Ample off street parking and side access.

Agents Note

Agents Note: We have been unable to verify if either Planning Permission or Building regulation Certification has been provided for the previous works undertaken to the property. We ask that you make enquiries to satisfy yourself and seek guidance from your conveyancer.



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Briscoe Road, Hoddesdon

- Five Bedroom Detached Home
- Arranged on 3 Levels
- Annexe/Playroom with Shower Room
- Off Street Parking
- Sought After Location

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£750,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HSD112284 - 0009

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