



Shepherds

Property Sales & Lettings

Roselands Avenue | Hoddesdon | EN11 9BA | £575,000





Shepherds
Property Sales & Lettings

Roselands Avenue | Hoddesdon | EN11 9BA

Nestled in the sought-after Roselands Development of Hoddesdon, this impressive end-terrace house offers a perfect blend of space and modern living, making it an ideal family home. Spanning an ample 1,436 square feet, the property features two well-appointed reception rooms, providing versatile spaces for relaxation and entertainment.

Upon entering, you are greeted by a spacious Living Room that seamlessly integrates an open-plan Study Area, perfect for those who work from home or require a quiet space for study. The heart of the home is undoubtedly the sleek, modern Kitchen, which flows effortlessly into a generous Dining/Family Room, creating an inviting atmosphere for family gatherings and social occasions. Additionally, a convenient Utility Room with a W.C. enhances the practicality of the layout.

The first floor boasts a large Main Bedroom complete with an En-Suite Shower Room, ensuring a private retreat for the homeowners. Two further double Bedrooms provide ample accommodation for family or guests, while an extended Fourth Bedroom offers flexibility for various uses. A well-appointed Family Bathroom completes the upper level.

Outside, the property is complemented by a stunning, secluded South Facing rear garden, perfect for enjoying sunny days and outdoor activities. A Summer House adds a charming touch, providing a delightful space for relaxation or hobbies. The property also includes a Garage En Block, double glazing, and gas central heating for added comfort and convenience.

Set back from the road, the house benefits from a parking area and a green space in front, with a children's play area featuring swings just across the road. This delightful home is not only well-located but also offers a wonderful lifestyle for families seeking both comfort and community.

Services connected
Mains water, gas, electric, telephone and drainage. The property has not flooded in the last 5 years.

- Four Bedrooms
 - 2 Bathrooms & a Cloakroom
- Secluded Rear Garden
 - Large Reception Accommodation
- Modern Kitchen
 - Double Glazed Windows
- Garage En-Block
 - Gas Central Heating
- Quiet Location



Entrance Porch	WC	Bedroom Four
5'8" x 4'1"	3'10" x 3'1"	14'1" x 6'1" max
Living Room Area	First Floor Landing	Bathroom
18'9 x 13'3	10'3" x 5'9" max	8'0" x 5'1"
Study Area	Bedroom One	Outside
10'4 x 9'4	14'5" x 12'" inc wds	Front Garden
Modern Kitchen	En-Suite	South Facing Rear Garden
9'10" x 9'10"	8'10" x 3'3"	Garage
Family / Dining Room	Bedroom Two	Parking on Road
13'8" x 12'1"	12'8" x 11'10" max	
Utility Room	Bedroom Three	Note to Buyer
6'0" x 4'0"	12'4" x 12'1" max	



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.



Tenure:
Council:
Tax Band:

Freehold
Broxbourne Borough Council
E



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

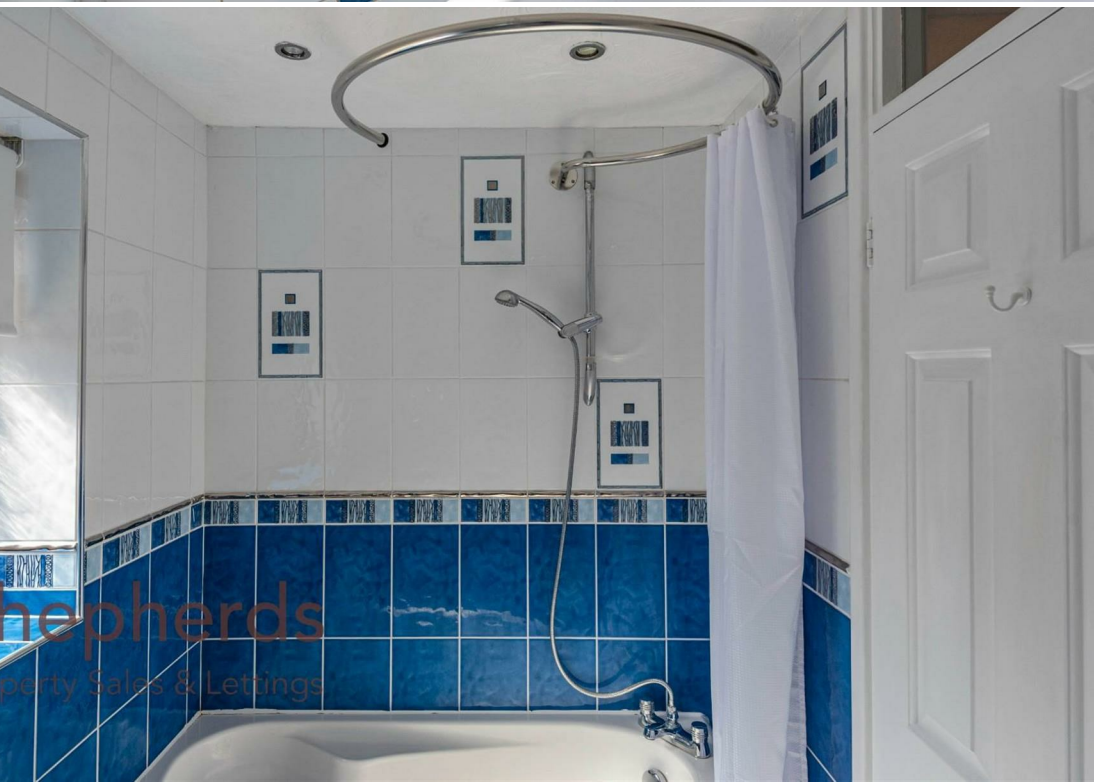
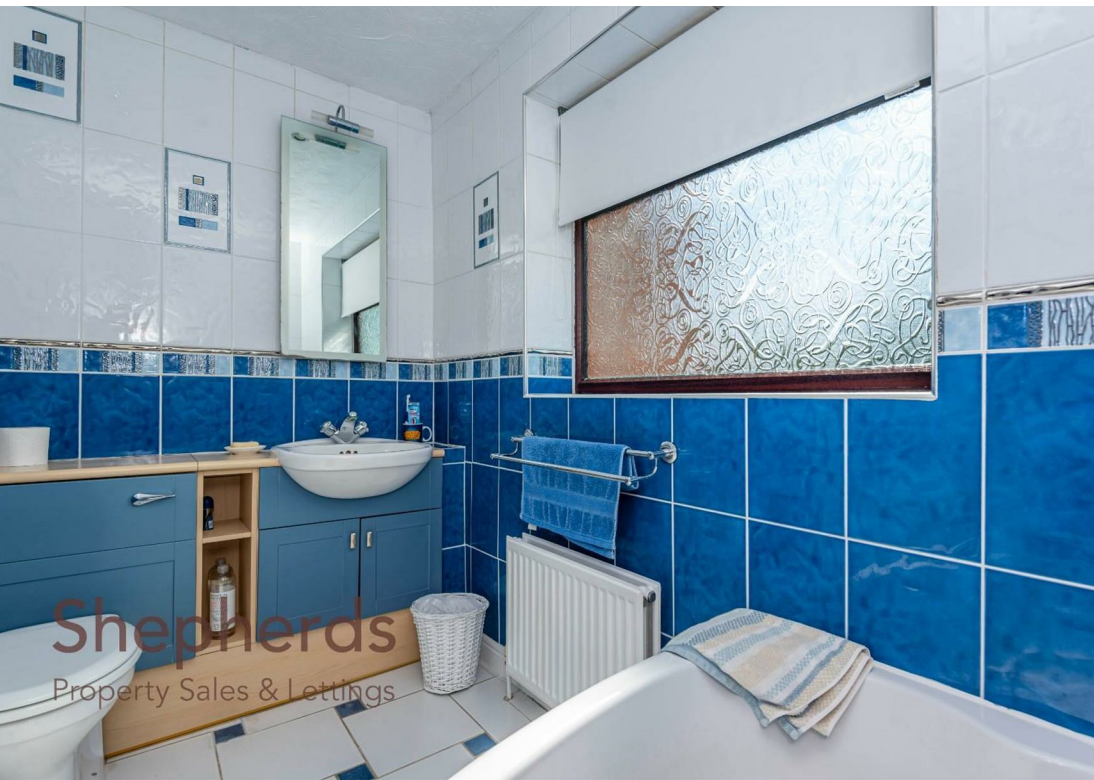


Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings







Shepherds
Property Sales & Lettings

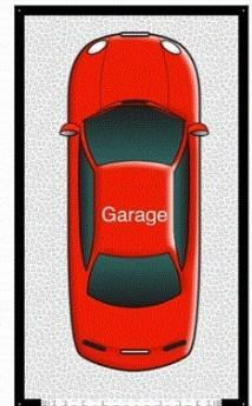


Shepherds
Property Sales & Lettings

Roselands Avenue Hoddesdon



This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd



Garage
En Block



Shepherds
Property Sales & Lettings

CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351

Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044

Lettings: 01992 449501

enquiries@shepherdsestates.co.uk