



Ware Road, EN11 9EY
Hoddesdon





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Ware Road, EN11 9EY

Kings Group Cheshunt are proud to offer this LARGE AND SPACIOUS 6 BEDROOM DEATCHED HOUSE FOR SALE!!

This fantastic property offers everything a new potential owner will look for in a family home. This large property currently boasts 3,103 sq. ft. of space excluding the annex, offering a beautiful space for any family. Ware Road benefits from being located within a short drive to all the local amenities and transport links a property requires. This includes links such as Rye House Station and with access to the A10 and M25 being under 10 minutes, commuting to London and the surrounding areas is very easy. With the local town center being just a short drive away, there is a wide choice of local high street shops, banks, restaurants, supermarkets and many other varieties of shops to choose from. There is truly everything you'll ever require just a stone throw away. Ware Road is also in the catchment area for some of the area's most sought after and popular schools, such as Roselands Primary School (0.27 miles), The Cranbourne Primary School (0.32 miles), Amwell View School (0.9 miles) and many more, all within a short walk or drive away

The property comprises a spacious open entrance hall, large open plan lounge/dining room, modern fitted kitchen, utility room and downstairs WC. On the first floor the property is made up of four double bedrooms with an en-suite in the master and second bedroom and family bathroom. The second floor also has two double bedrooms with both of them having en-suites. The property also offers a beautiful landscaped garden with a large patio area, feature pond, BBQ area and shelter. There is also a two storey annex which includes a shower room and kitchen area and a bedroom on the first floor. To the front of the property there is a large driveway for up to 6 cars. In addition the all of the above the property also has extra features such as a security system, fitted electric curtains for the bi-folding doors in the lounge.

£1,200,000



- **SIX BEDROOM DEATCHED HOUSE**
- **DRIVEWAY FOR UP TO 6 CARS**
- **LARGE BEDROOMS**
- **37FT LOUNGE**
- **GUEST ANNEX**

Entrance Hall

Laminate flooring, under floor heating, stairs to first floor landing, smoke alarm, power points, under stairs storage.

Lounge / Diner 37'8 x 30'5 (11.48m x 9.27m)

UPVC double glazed window to side and front aspect, laminate flooring, under floor heating, bi folding doors to rear leading to garden, fitted electric blinds, power points.

Kitchen 15'7 x 14 (4.75m x 4.27m)

UPVC double glazed window to side aspect, laminate flooring, under floor heating, range of wall and base units, island worktop, tiled splash backs, integrated fridge, integrated freezer, electric oven and hob, chimney style extractor fan, sink and drainer unit, integrated dishwasher, power points.

Utility Room 7'3 x 9'9 (2.21m x 2.97m)

UPVC double glazed window to front, aspect, tiled floor, under floor heating, plumbing for washing machine, power points.

Downstairs WC 6'2 x 2'8 (1.88m x 0.81m)

Tiled floor, under floor heating, part tiled walls, low level WC, hand wash basin, extractor fan.

Family Bathroom 11'5 x 7'7 (3.48m x 2.31m)

UPVC double glazed opaque window to side aspect, tiled floor, heated towel rail, extractor fan, free standing bath, walk in shower cubicle, low level WC and hand wash basin.

Master Bedroom 20'3 x 14'8 (6.17m x 4.47m)

UPVC double glazed window to front aspect, carpeted flooring, double radiator, fitted wardrobe, built in walk in wardrobe, power points.

Master Bedroom En-Suite 5'6 x 10'6 (1.68m x 3.20m)

UPVC double glazed opaque window to side aspect, tiled floor, tiled walls, under floor heating, heated towel rail, extractor fan, bath, fitted shower attachment, low level WC, dual hand wash basin with vanity unit.

Bedroom Two 14'8 x 11'5 (4.47m x 3.48m)

UPVC double glazed window to front aspect, carpeted flooring, single radiator, fitted wardrobe, power points.

- **FREEHOLD**
- **IMMACULATE CONDITION**
- **FOUR EN-SUITES**
- **LOW MAINTENANCE REAR GARDEN**
- **GATED ENTRANCE**

Bedroom Two En-Suite

Tiled walls and floor, extractor fan, walk in shower cubicle, low level WC, hand wash basin, heated towel rail.

Bedroom Three 10'5 x 14'8 (3.18m x 4.47m)

UPVC double glazed window to rear aspect, carpeted flooring, single radiator, fitted wardrobe, power points.

Bedroom Four 11'5 x 12'9 (3.48m x 3.89m)

UPVC double glazed window to rear, aspect, carpeted flooring, single radiator, fitted wardrobe, power points.

Bedroom Five 19'3 x 10'9 (5.87m x 3.28m)

UPVC double glazed window to rear aspect, laminate flooring, single radiator, fitted wardrobe, power points.

Bedroom Five En-Suite 8'8 x 10'2 (2.64m x 3.10m)

UPVC double glazed window to front aspect, tiled floor, heated towel rail, extractor fan, bath, low level WC and hand wash basin.

Bedroom Six 19'3 x 10;9 (5.87m x 3.05m;2.74m)

UPVC double glazed window to rear aspect, laminate flooring, single radiator, fitted wardrobe, power points.

Bedroom Six En-Suite 8'8 x 10'2 (2.64m x 3.10m)

UPVC double glazed window to front, tiled floor, heated towel rail, extractor fan, bath, low level WC and hand wash basin.

Annexe Ground Floor 23 x 16'3 (7.01m x 4.95m)

UPVC double glazed window to front and side aspect, UPVC double glazed single door to side and double doors to front, laminate flooring, electric heating, range of wall and base units, sink, under stairs storage, power points.

Annexe Shower Room 5'8 x 5'2 (1.73m x 1.57m)

Tiled walls and floor, walk in shower cubicle, low level WC, hand wash basin, extractor fan, heated towel rail.

Annexe First Floor 23 x 11'6 (7.01m x 3.51m)

UPVC double glazed window to front aspect, Dual velux windows to side, carpeted flooring, electric radiator, built in storage, power points.



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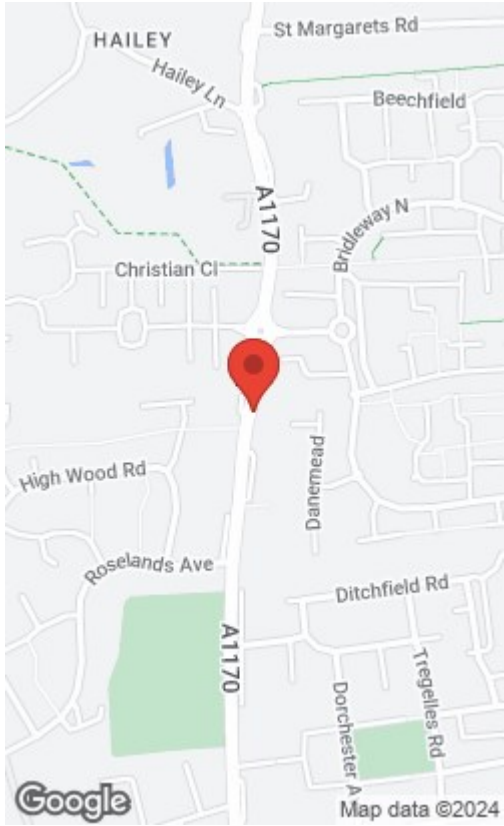
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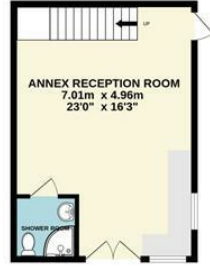
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
80	84		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



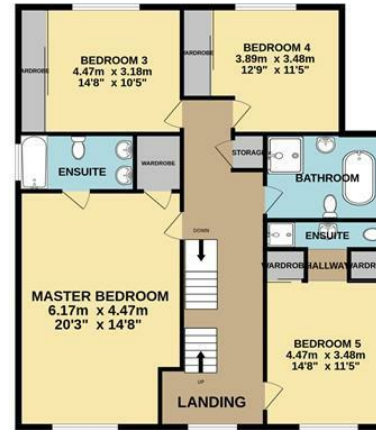
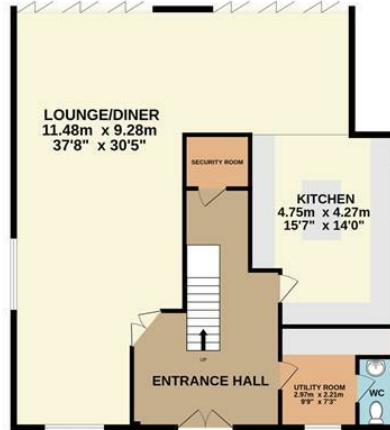
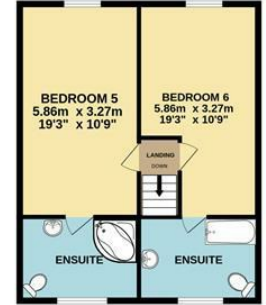
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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