



## 25 Ware Road

Hoddesdon, EN11 9AA

**Guide Price £799,995**



KIRBY COLLETTI are delighted to offer this attractive Victorian detached residence, occupying a prominent position on Ware Road and providing approximately 1,960 sq ft of versatile accommodation arranged over four floors.

This characterful family home blends generous living space with a wealth of period features, including original Victorian fireplaces, whilst offering excellent scope for a purchaser to further enhance and personalise. The accommodation comprises four double bedrooms, three reception rooms, a spacious family bathroom, en-suite shower room to the principal bedroom and a fitted kitchen/breakfast room with direct access to the rear garden. A useful basement level provides additional reception space together with a separate laundry room.

Externally, the property is approached via a block-paved driveway providing ample off-street parking and access to a detached garage/workshop. The standout rear garden enjoys a desirable westerly aspect and measures approximately 87ft deep by 50ft wide, with a large paved terrace leading to an established lawn bordered by mature trees, shrubs and planting.

Conveniently situated within easy reach of Hoddesdon town centre, highly regarded schooling, Broxbourne railway station and the A10/M25 road network, this is a rare opportunity to acquire a substantial period home in one of the town's most established locations.

- CHARMING VICTORIAN DETACHED HOUSE
- APPROX. 1960sq ft of ACCOMMODATION
- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- FITTED KITCHEN/BREAKFAST ROOM
- LAUNDRY ROOM
- EN SUITE SHOWER ROOM
- SPACIOUS BATH/ SHOWER ROOM
- 87ft x 50ft WEST FACING REAR GARDEN
- DETACHED GARAGE/ WORKSHOP



## ACCOMMODATION

Entrance door to:

### RECEPTION HALL

14 x 6'8 (4.27m x 2.03m)

Panelled walls. Covered ceiling. Doors to Sitting Room , Lounge , Stairs up to first floor and stairs leading down to Lower Ground Floor Kitchen. Also understairs cupboard with stairs which provide access down to Basement Rooms.

### LOUNGE

14'1 x 12'1 (4.29m x 3.68m)

Dual aspect windows. Feature fireplace. Column Radiator's.

### SITTING ROOM

14'3 x 10'3 (4.34m x 3.12m )

Front aspect sash window. Feature fireplace. Column radiator. Coved ceiling.

### LOWER GROUND FLOOR

#### REAR LOBBY

Door to rear garden. Opening to Kitchen.

#### KITCHEN/BREAKFAST ROOM

14'8 x 13'1 at widest points (4.47m x 3.99m at widest points)

Rear aspect window. Range of Cream matching wall and base units with worksurfaces over. Range cooker. Integrated dishwasher, Integrated fridge/freezer. Recessed ceiling spotlights. Tiled floor.

#### BASEMENT

Accessed via understairs cupboard in the Reception Hall.

#### DINING ROOM

16'7 x 13'9 (5.05m x 4.19m)

Front aspect window. Door to

#### LAUNDRY ROOM

13'7 x 12'3 (4.14m x 3.73m)

Dual aspect windows. Base unit to one wall with stainless steel sink unit. Plumbing for washing machine and space for tumble dryer.

#### SPLIT FIRST FLOOR

#### BATH/SHOWER ROOM

18'5 max 8 max (5.61m max 2.44m max)

Dual aspect window . Roll top bath . Pedestal wash hand basin. Low

level W.C. Bidet. Fully tiled shower cubicle. Panelled walls. Tiled floor. Column radiator.

#### BEDROOM 1

14'3 x 12 (4.34m x 3.66m)

Front aspect window. Feature fireplace. Radiator.

#### EN SUITE SHOWER ROOM

5'5 x 5'2 (1.65m x 1.57m )

Front aspect window. Corner shower cubicle. Low level W.C. Pedestal wash hand basin.

#### BEDROOM 2

14'3 x 10'2 (4.34m x 3.10m)

Front aspect window. Feature fireplace. Radiator.

#### SECOND FLOOR LANDING

Large walk in cupboard/Wardrobe.

#### BEDROOM 3

12'5 x 12 (3.78m x 3.66m)

Front aspect window. Feature fireplace. Radiator.

#### BEDROOM 4

13'8 x 8'9 (4.17m x 2.67m)

Front aspect window. Feature fireplace. Radiator.

## OUTSIDE

#### FRONT GARDEN

Block paved drive providing parking for several cars , retained to the front boundary with brick wall and wrought iron fencing. Access to:

#### DETACHED GARAGE

18'1 x 11'7 (5.51m x 3.53m )

up and over door power and light connected . Door to:

#### WORKSHOP

12'8 x 11'5 (3.86m x 3.48m )

Door to garden and folding door to Toilet.

#### REAR GARDEN

West facing. Approx. 87ft deep x 50ft wide. Large paved patio, leading to lawn with flower and shrub border. Timber shed.



## Road Map



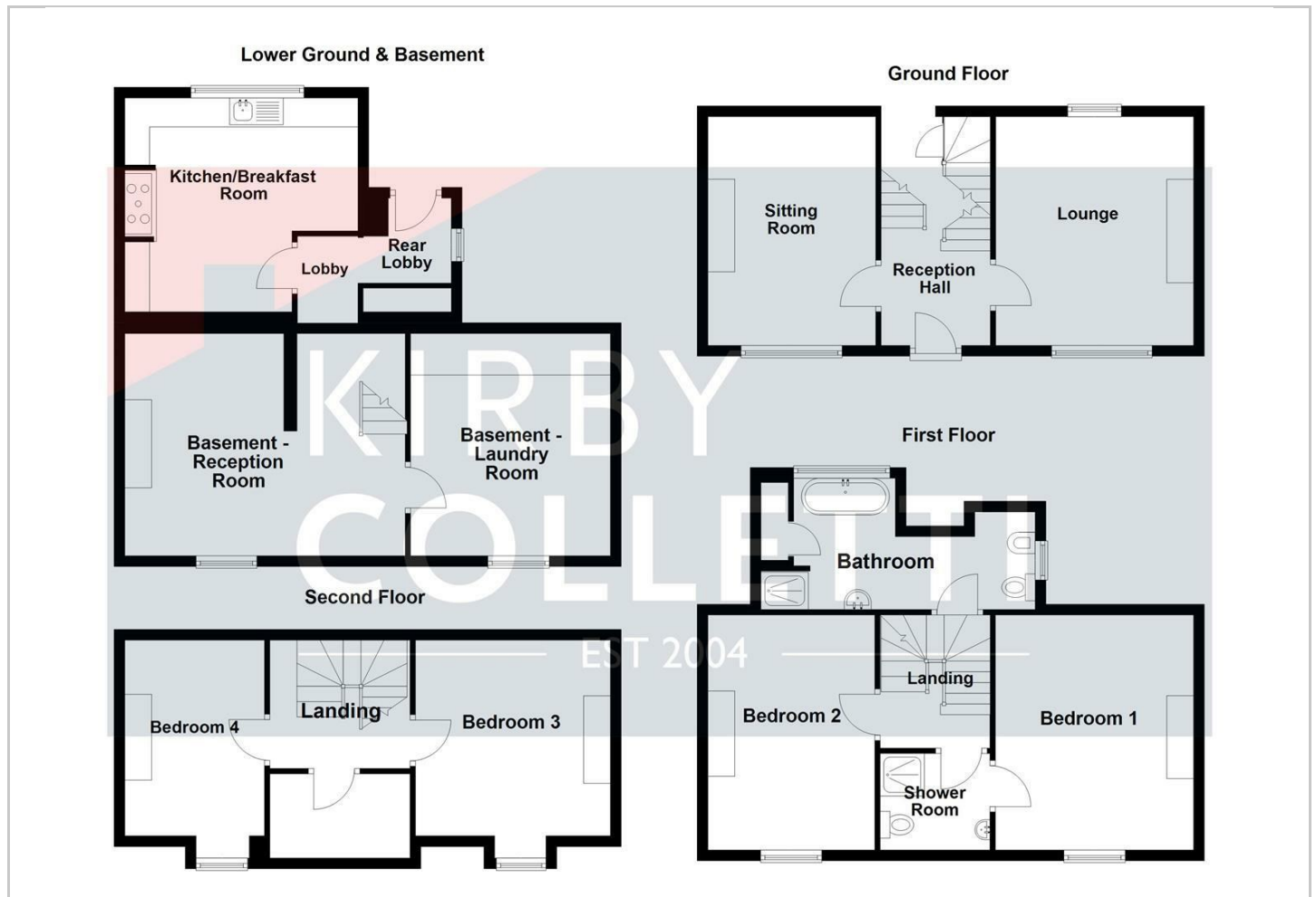
## Hybrid Map



## Terrain Map



## Floor Plan

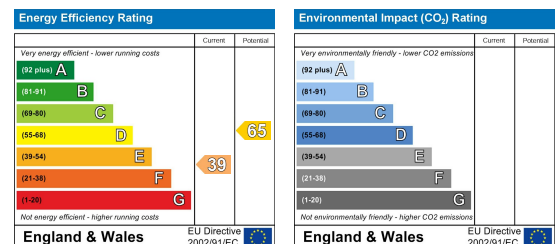


## Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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