



Roselands Avenue, Hoddesdon, EN11
Chain Free £550,000 Freehold

Anthony Webb
ESTATE AGENTS

Roselands Avenue, Hoddesdon, EN11

A well presented 1960s built three bedroom link detached house with garage/workshop to side and fantastic plot of land to the side with great potential to extend into or develop subject to usual consents. The property requires modernisation throughout and offers great potential to improve and create a wonderful family home.

Roselands Avenue is a most desirable residential turning close to local shops, restaurants, cafes and transport facilities. The A10 offers great road links into London and beyond.

Good size hallway • Spacious living room with interconnecting dining room • Kitchen with door to rear garden • First floor landing with access to loft space • Two double bedrooms • Single bedroom • Bathroom with separate w.c • Gas central heating • Garage/workshop to side • Blocked paved drive • Generous front, side and rear gardens.

Broxbourne Council Tax Band E

- Three bedrooms
- Link Detached 1970s built house
- Large plot to side with potential to develop
- Interconnecting receptions
- Kitchen
- Bathroom and separate w.c
- Garage/workshop to side via own driveway
- Generous rear garden





Roselands Avenue
Hoddesdon
EN11 9BB

Tenure: Freehold
Gross Internal Area: 1011.00 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(39-60) C		
(15-38) D		
(1-14) E		
(1-14) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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