



Roselands Avenue, Hoddesdon, EN11 9BE

Finished to an exceptional standard throughout, this substantial five-bedroom detached home offers approximately 1,888 sq ft of beautifully maintained accommodation, including the integral garage. Positioned within the highly regarded Roselands development, the property provides an outstanding balance of space, quality and practicality for modern family life. An impressive entrance hall leads into a particularly generous L-shaped lounge/dining room, measuring approximately 26'8" x 18'8" at its widest points and featuring a stone fireplace and box-bay window. The beautifully fitted kitchen incorporates an extensive range of cabinetry, premium Miele appliances and an excellent specification that includes Grohe boiling-water and chilled and sparkling-water taps. An adjoining breakfast room opens directly onto the rear garden, while a separate utility room, ground-floor cloakroom and internal access to the garage complete the ground floor. Upstairs are five bedrooms, with the substantial principal bedroom benefiting from its own luxury en-suite shower room. The remaining bedrooms are served by an equally impressive family bathroom, with both bathrooms featuring electric underfloor heating and mains-fed cold-water supplies. The superbly maintained rear garden measures approximately 50' x 40' and enjoys an excellent degree of privacy, with a substantial lawn, paved seating area, established borders, external lighting, power and water. The generous frontage provides ample off-street parking and access to the integral garage, which incorporates an EV charging point and mains water supply. Further features include a pressurised hot-water system, water softener, CCTV, dusk-to-dawn soffit lighting and a serviced alarm system linked to the police. The property also offers potential for further extension, subject to the necessary planning consents.



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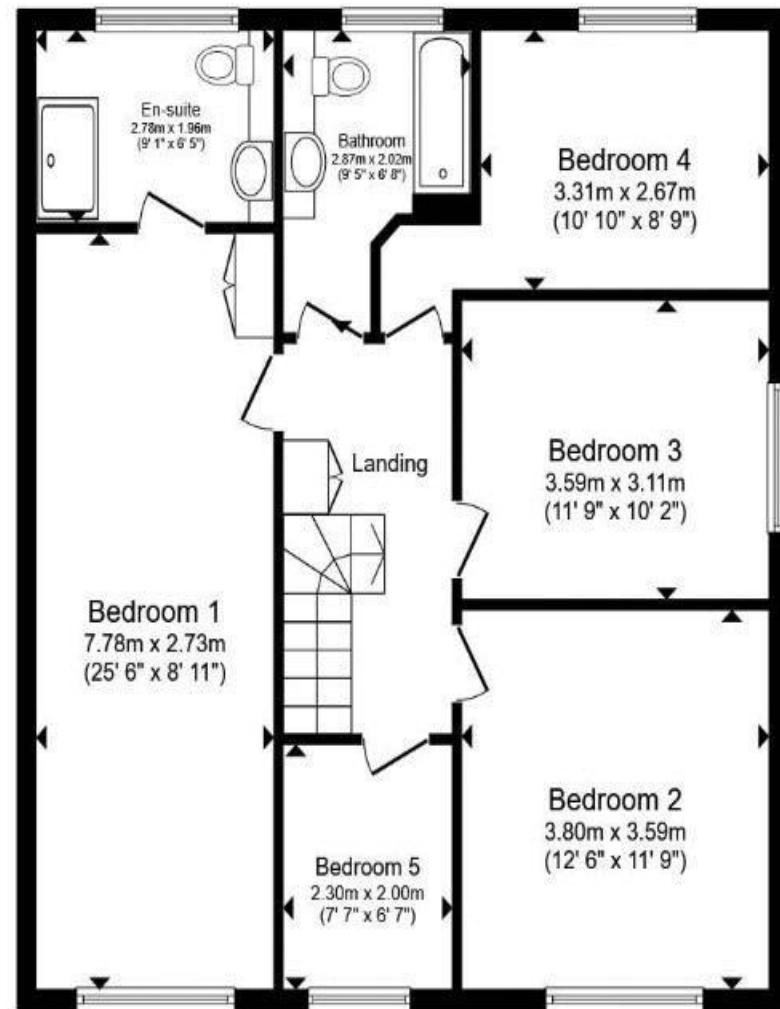
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Ground Floor



First Floor

Total floor area 175.4 m² (1,888 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io







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