



**Oliver
Minton**
Village & Rural Homes



40 Roselands Avenue, EN11 9BB

Hoddesdon - £539,000

A three-bedroom, semi-detached family home set in a highly sought-after location, offering excellent presentation throughout. There is further scope to extend or reconfigure if desired (subject to the usual planning consents) This attractive property benefits from a generous rear garden that backs onto a small green space with a children's play area, creating a pleasant and private outlook. The accommodation in brief comprises: Hallway, generous living room with multi-fuel stove, light and spacious kitchen/dining room with direct access to the garden, three bedrooms, bathroom with bath and shower cubicle and separate w.c. for convenience. There is driveway parking to the front and an attached garage.

Accommodation

Front door opening to:

Reception Hall

Stairs rising to first floor. Under stairs storage. Wood laminate flooring. Radiator.

Living Room - 4.53m x 3.68m (14'10" x 12'0")

Wide double glazed window to front. Radiator. Inset fireplace with timber mantle housing multi-fuel burning stove. Coved cornice.

Kitchen/Dining Room - 5.87m x 2.59m (19'3" x 8'5")

Light and bright room spanning the full rear width of the house with double glazed window and door with full height glazed sidelight opening to the rear garden. The kitchen is fitted with a modern range of high gloss wall and base cabinets with complementary work surfaces and matching up-stands and tiling to splash-back areas. Inset stainless steel one and a half bowl sink and drainer. Free standing electric cooker with ceramic hob with illuminated extractor canopy over. Spaces for dishwasher and American style fridge freezer. Radiator. The dining area has ample space for a table and chairs. Wood laminate flooring throughout.

First Floor

Landing with frosted double glazed window to side. Loft access hatch. Loft has light connected, is part boarded and fully insulated. Also houses 'Ideal' gas fired combination boiler.

Bedroom One - 3.81m x 3.29m (12'6" x 10'9")

Double glazed window to front. Radiator. Coved cornice.

Bedroom Two - 3.34m x 3.3m (10'11" x 10'9")

Double glazed window to rear with views across the green and park area. Radiator. Coved cornice.

Bedroom Three - 2.36m x 1.95m (7'8" x 6'4")

Double glazed window to front. Radiator. Coved cornice.

Bathroom : Modern white suite: Panel enclosed bath with mixer tap and hand held shower attachment. Wall mounted wash hand basin. Separate, fully tiled shower cubicle with rain-fall shower head and glazed screen. Chrome heated towel rail. Fully tiled to walls and floor. Frosted double glazed window.

Separate W.C

Mid flush w.c.. Frosted double glazed window.

Exterior

The house has a generous frontage with a garden that is mainly laid to lawn. An adjacent driveway provides parking and gives access to the garage.

Garage

Attached garage with up and over door. Power and light connected. Space and plumbing for washing machine and tumble dryer. Window to rear and personal door opening to the rear garden.

Rear Garden

Backing a small green space and children's play area, the rear garden is fully enclosed and commences with a patio to the immediate rear of the house. The remainder is laid to lawn with mature flower and shrub borders.

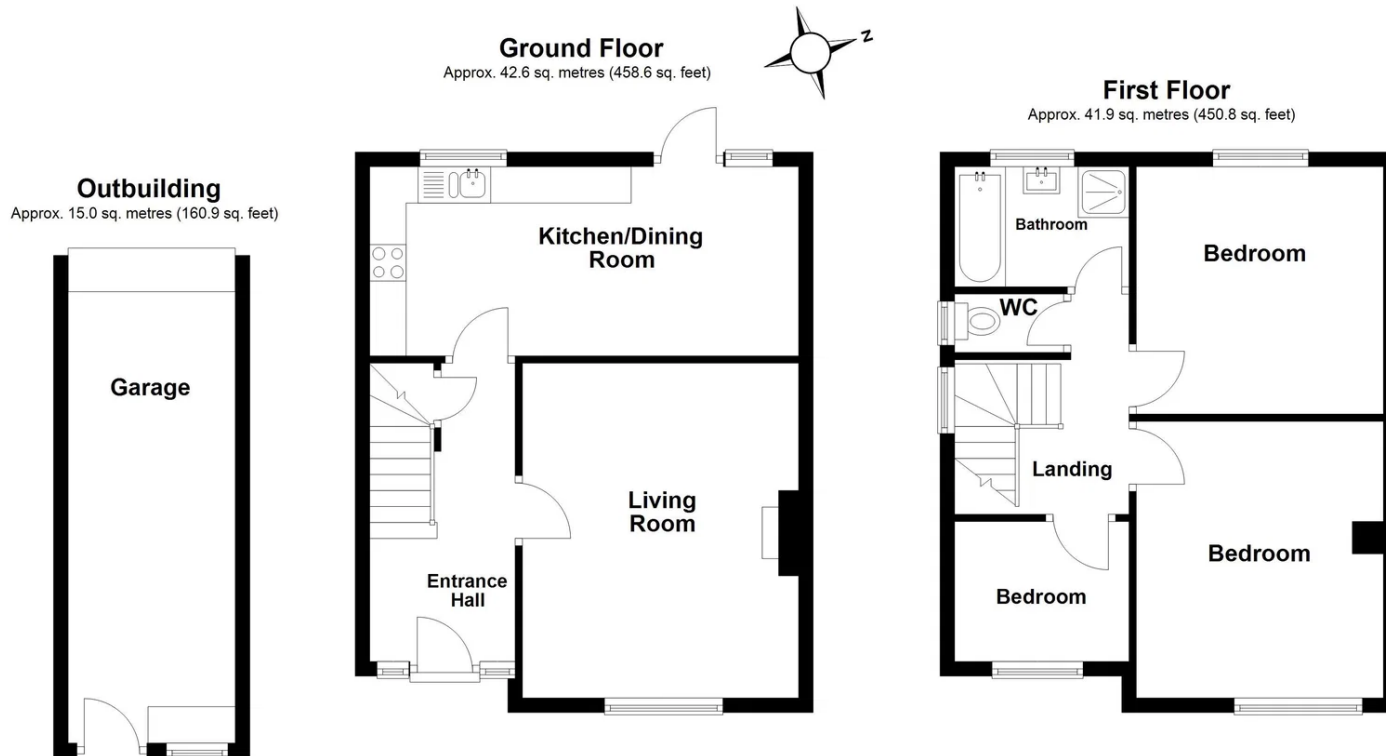
Services

All mains services are connected with mains water, drainage, electricity and gas. Gas central heating to radiators. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>





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Roselands Avenue



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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VIEWING ARRANGEMENTS

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www.oliverminton.com