



Shepherds

Property Sales & Lettings

Roselands Avenue | Hoddesdon | EN11 9BA | £575,000





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Nestled in the sought-after Roselands Development of Hoddesdon, this impressive end-terrace house offers a perfect blend of space and modern living, making it an ideal family home. Spanning an ample 1,436 square feet, the property features two well-appointed reception rooms, providing versatile spaces for relaxation and entertainment.

Upon entering, you are greeted by a spacious Living Room that seamlessly integrates an open-plan Study Area, perfect for those who work from home or require a quiet space for study. The heart of the home is undoubtedly the sleek, modern Kitchen, which flows effortlessly into a generous Dining/Family Room, creating an inviting atmosphere for family gatherings and social occasions. Additionally, a convenient Utility Room with a W.C. enhances the practicality of the layout.

The first floor boasts a large Main Bedroom complete with an En-Suite Shower Room, ensuring a private retreat for the homeowners. Two further double Bedrooms provide ample accommodation for family or guests, while an extended Fourth Bedroom offers flexibility for various uses. A well-appointed Family Bathroom completes the upper level.

Outside, the property is complemented by a stunning, secluded South Facing rear garden, perfect for enjoying sunny days and outdoor activities. A Summer House adds a charming touch, providing a delightful space for relaxation or hobbies. The property also includes a Garage En Block, double glazing, and gas central heating for added comfort and convenience.

Set back from the road, the house benefits from a parking area and a green space in front, with a children's play area featuring swings just across the road. This delightful home is not only well-located but also offers a wonderful lifestyle for families seeking both comfort and community.

Services connected
Mains water, gas, electric, telephone and drainage. The property has not flooded in the last 5 years.

- Four Bedrooms
 - 2 Bathrooms & a Cloakroom
- Secluded Rear Garden
 - Large Reception Accommodation
- Modern Kitchen
 - Double Glazed Windows
- Garage En-Block
 - Gas Central Heating
- Quiet Location



Entrance Porch	WC	Bedroom Four
5'8" x 4'1"	3'10" x 3'1"	14'1" x 6'1" max
Living Room Area	First Floor Landing	Bathroom
18'9 x 13'3	10'3" x 5'9" max	8'0" x 5'1"
Study Area	Bedroom One	Outside
10'4 x 9'4	14'5" x 12'" inc wds	Front Garden
Modern Kitchen	En-Suite	South Facing Rear Garden
9'10" x 9'10"	8'10" x 3'3"	Garage
Family / Dining Room	Bedroom Two	Parking on Road
13'8" x 12'1"	12'8" x 11'10" max	
Utility Room	Bedroom Three	Note to Buyer
6'0" x 4'0"	12'4" x 12'1" max	



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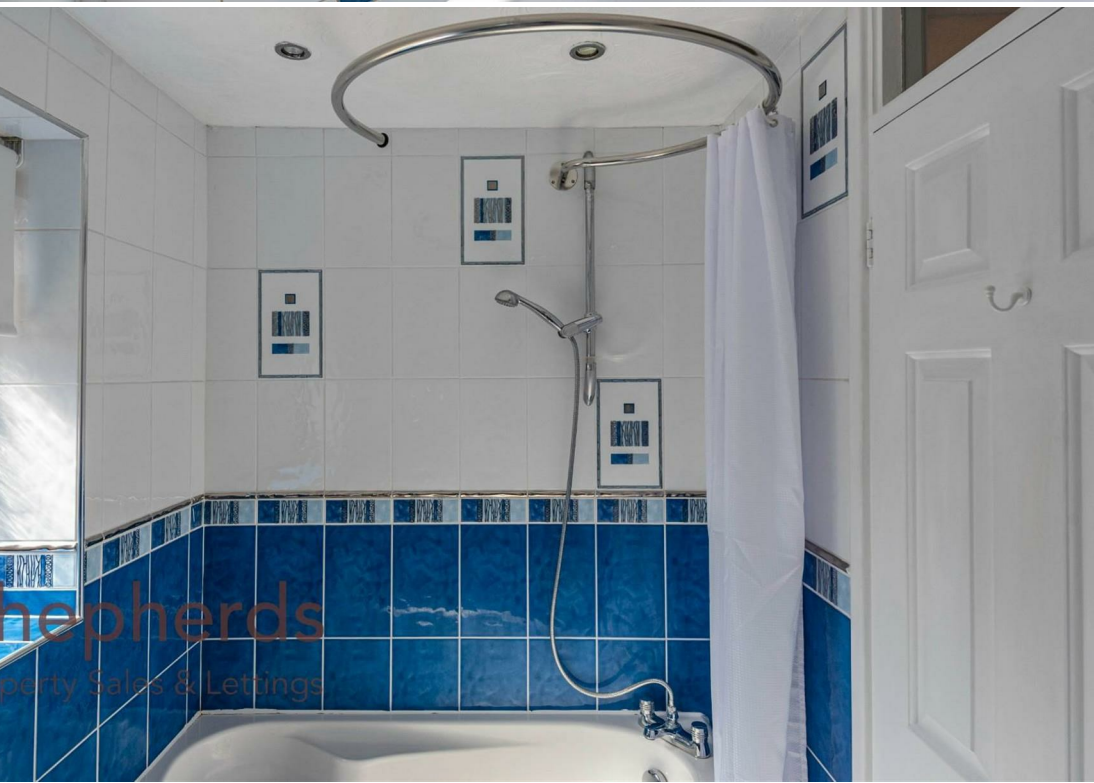
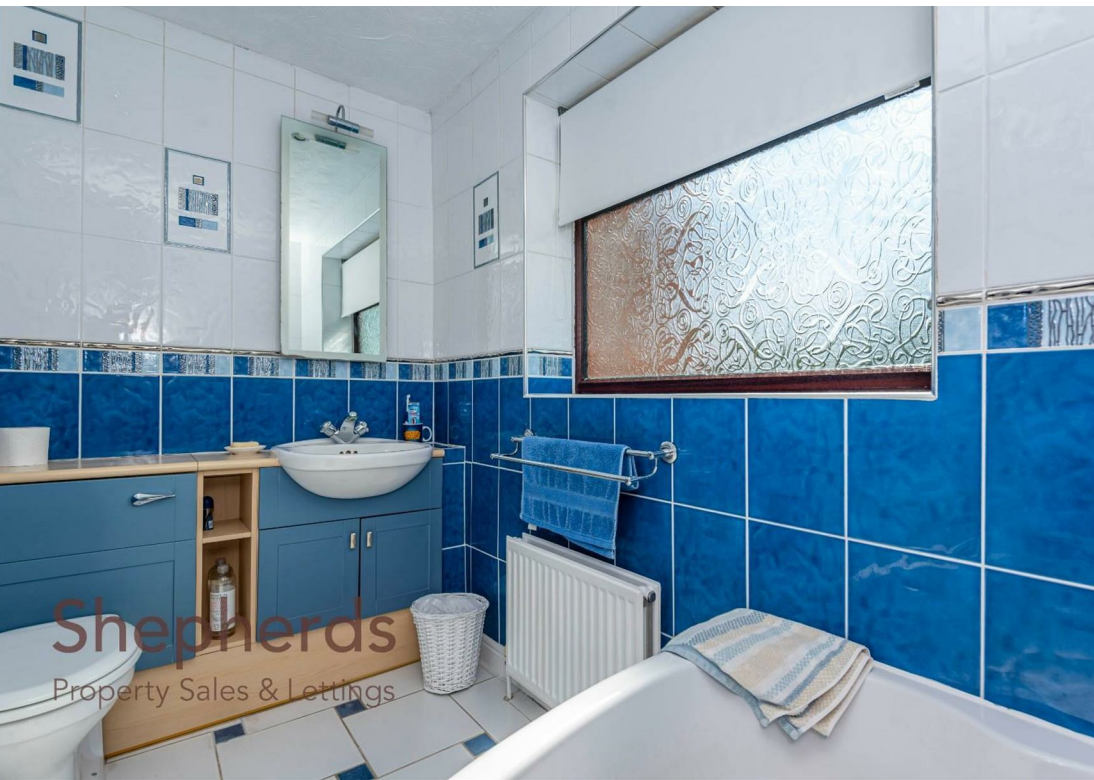


Tenure:
Council:
Tax Band:

Freehold
Broxbourne Borough Council
E









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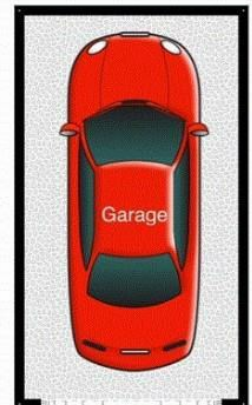


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Garage
En Block



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