

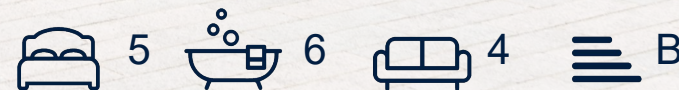
**KIRBY  
COLLETTI**

EST 2004



The Laurels Woodlands Drive, Hoddesdon, EN11 8AZ

Price £1,450,000





# The Laurels Woodlands Drive

Hoddesdon, EN11 8AZ

- VENDORS SUITED
- 4500 sq ft ACCOMMODATION
- STUNNING KITCHEN/FAMILY ROOM
- SIX LUXURY BATH/SOWER ROOMS
- GYM AND CINEMA ROOM
- NEWLY BUILT 5 BEDROOM DETACHED HOUSE
- PLOT APPROACHING THIRD OF ACRE
- UTILITY ROOM
- DRESSING ROOM
- SHORT WALK TO BROXBOURNE STATION

KIRBY COLLETTI are delighted to market STUNNING FIVE DOUBLE BEDROOM EXECUTIVE DETACHED HOUSE with accommodation of approximately 4500sq ft. and lying on a most attractive plot approaching a third of an acre.

The property was built in 2019 and is part of a unique development of just four homes offering the very latest in home technology and are designed to be Eco Smart Passive homes resulting in much lower utility bills, due to a state of the art heating system.

Located within a short walk of the market town of Hoddesdon, Barclay Park and a Broxbourne's Railway Station with its excellent service into London. Also catchment for excellent state schooling and the prestigious Haileybury College is within a short drive.



## ACCOMMODATION

<b>RECEPTION HALL</b>	19'3 x 7'10 (5.87m x 2.39m)
<b>GROUND FLOOR W.C</b>	9'3 x 2'10 (2.82m x 0.86m)
<b>LOUNGE</b>	21'9 x 13'8 (6.63m x 4.17m)
<b>KITCHEN/DINING/FAMILY ROOM</b>	27'4 x 24'2 at widest points (8.33m x 7.37m at widest points )
<b>UTILITY ROOM</b>	8'4 x 7'2 (2.54m x 2.18m)
<b>FIRST FLOOR LANDING</b>	19'4 x 7'9 (5.89m x 2.36m)
<b>BEDROOM ONE</b>	27'3 x 12'6 at widest points (8.31m x 3.81m at widest points )
<b>EN SUITE BATHROOM</b>	9'5 x 8'6 (2.87m x 2.59m)
<b>BEDROOM TWO</b>	27'4 x 10'8 (8.33m x 3.25m)
<b>EN SUITE SHOWER ROOM</b>	
<b>BEDROOM THREE</b>	14'3 x 13'7 (4.34m x 4.14m )
<b>DRESSING ROOM</b>	7'1 x 6'10 (2.16m x 2.08m)
<b>EN SUITE SHOWER ROOM</b>	6'9 x 6'1 (2.06m x 1.85m)



<b>BEDROOM FOUR</b>	12'1 x 9'4 (3.68m x 2.84m)
<b>FAMILY BATHROOM</b>	6'9 x 9'3 (2.06m x 2.82m)
<b>2ND FLOOR LANDING</b>	17'7 x 13'6 max (5.36m x 4.11m max)
<b>BEDROOM FIVE</b>	19'7 x 12 (5.97m x 3.66m)
<b>BATH/SHOWER ROOM</b>	10'8 x 8'9 (3.25m x 2.67m )
<b>LOWER GROUND FLOOR</b>	
<b>HALLWAY</b>	13'1 x 7'9 (3.96m`0.30m x 2.36m)
<b>SHOWER ROOM /W.C</b>	7'1 x 5'4 (2.16m x 1.63m)
<b>GYM</b>	19'9 x 9 (6.02m x 2.74m)
<b>CINEMA ROOM</b>	21'4 x 13'4 (6.50m x 4.06m)
<b>ENTERTAINMENT ROOM</b>	27'1 x 23'5 max (8.26m x 7.14m max)
<b>PLANT ROOM</b>	7 x 7 (2.13m x 2.13m)
<b>OUTSIDE</b>	
<b>FRONT GARDEN</b>	
<b>GARAGE</b>	16'4 x 9'3 (4.98m x 2.82m)
<b>REAR GARDEN</b>	





## Floor Plans



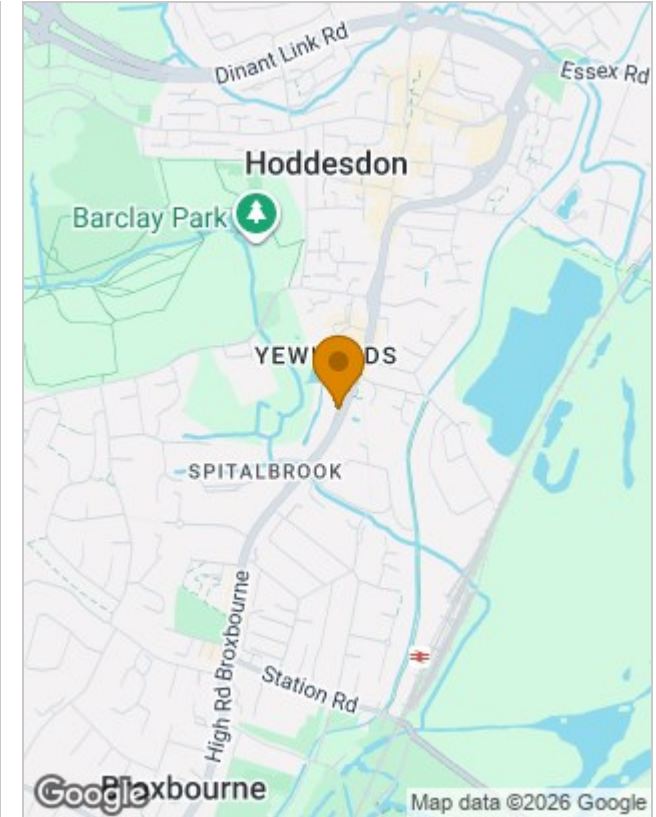
## Viewing

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

