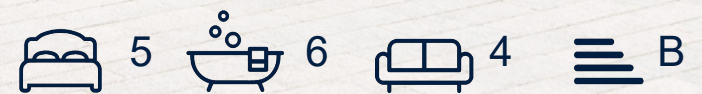




The Laurels Woodlands Drive, Hoddesdon, EN11 8AZ

Price £1,450,000





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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.



KIRBY COLLETTI
EST 2004

ACCOMMODATION

RECEPTION HALL 19'3 x 7'10 (5.87m x 2.39m)

GROUND FLOOR W.C 9'3 x 2'10 (2.82m x 0.86m)

LOUNGE 21'9 x 13'8 (6.63m x 4.17m)

KITCHEN/DINING/FAMILY ROOM
27'4 x 24'2 at widest points (8.33m x 7.37m at widest points)

UTILITY ROOM 8'4 x 7'2 (2.54m x 2.18m)

FIRST FLOOR LANDING 19'4 x 7'9 (5.89m x 2.36m)

BEDROOM ONE
27'3 x 12'6 at widest points (8.31m x 3.81m at widest points)

EN SUITE BATHROOM 9'5 x 8'6 (2.87m x 2.59m)

BEDROOM TWO 27'4 x 10'8 (8.33m x 3.25m)

EN SUITE SHOWER ROOM

BEDROOM THREE 14'3 x 13'7 (4.34m x 4.14m)

DRESSING ROOM 7'1 x 6'10 (2.16m x 2.08m)

EN SUITE SHOWER ROOM 6'9 x 6'1 (2.06m x 1.85m)



KIRBY COLLETTI
EST 2004



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





Floor Plans



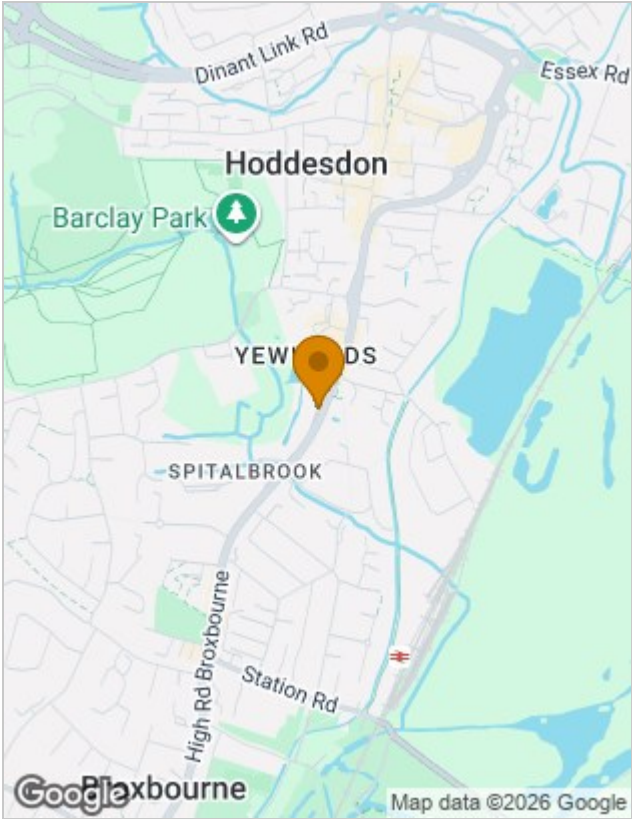
Viewing

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.

64 High Street, Hoddesdon, Hertfordshire, EN11 8ET
Tel: 01992471888 Email: homes@kirbycolletti.co.uk <https://www.kirbycolletti.co.uk>

Location Map



Energy Performance Graph

