

# Lanes

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## 43.. The Knowle, Hoddesdon, EN11 8LD

**£575,000**

This well-presented four-bedroom family home is located within walking distance of several highly-rated Ofsted schools and less than one mile from Broxbourne Station. Recently refurbished to enhance space and quality, this property is situated in a quiet cul-de-sac.

The extended kitchen-diner serves as a spacious and functional area, ideal for family meals and social gatherings. There are four good sized bedrooms, utility area and separate WC. The integral garage also offers potential to convert STPP and you have off street parking directly in front.

The front of the property overlooks a wooded area, providing a pleasant view. The low maintenance landscaped garden at the rear offers well-planned outdoor space, perfect for relaxation and leisure. To arrange a viewing, contact Lanes Estate Agents.





**Entrance Hall**  
Doors to Bedroom Four, Garage and Utility. Large Cupboard and stairs to first floor

**Ground Floor W/C**  
WC, Wash hand basin, window to front aspect

**Bedroom Four**  
8'8 x 6'5 (2.64m x 1.96m)  
Good size ground floor Guest Bedroom

**Shower Room**  
Shower and wash hand basin, with under floor heating

**Utility Room**  
6'5 x 6'6 (1.96m x 1.98m)  
Space for Washing Machine and Tumble Dryer. Door and Window to Rear Garden

**Landing**  
Doors to rooms and stairs to upper floor

**Lounge**  
15'7 x 11'1 (4.75m x 3.38m)  
EXCELLENT full width room with pretty views to copse. Bay window and 2nd window to front aspect. Amtico style flooring throughout lounge and landing.

**Kitchen Breakfast Room**  
17'10 x 15'6 (5.44m x 4.72m)  
NEW modern wrap around kitchen / diner, double oven and grill. Separate gas hob, space for fridge freezer, excellent range of base and eye level units and worktop areas.  
Stainless steel sink with Franke instant hot tap. Window and second bay window overlooking rear garden

**Landing**  
**Bedroom One**  
13'6 x 9'8 (4.11m x 2.95m)  
Large main double bedroom with fitted wardrobes, views to garden, loft access.

**Bedroom Two**  
12'1 x 8'8 (3.68m x 2.64m)  
Second double bedroom with fitted wardrobes, view to front aspect.

**Bedroom Three**  
13'11 x 8'6 (4.24m x 2.59m)  
Great size ground floor DOUBLE bedroom with Amtico flooring, fitted wardrobes and ensuite shower room. This is ideal as a guest bedroom or for a teenager.

**Family Bathroom**  
Newly fitted fully tiled bathroom, Panel bath with overhead shower, wash hand basin and WC. Anti-mist mirror with touch sensor light and inbuilt shaver socket.

**Garage**  
Integral garage with electric, lighting and storage shelves.

**Front Garden**  
Formal front garden with drive way to internal garage

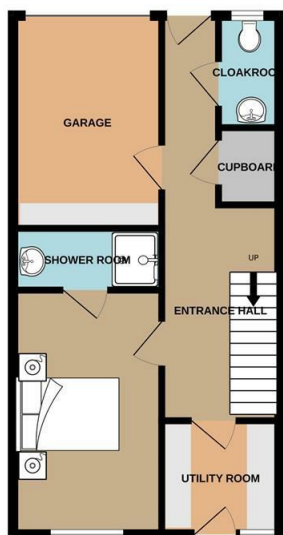
**Parking**  
Driveway with parking for 1-2 cars

**Rear Garden**  
EXCELLENT Low maintenance landscaped garden to rear aspect

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		72	83

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

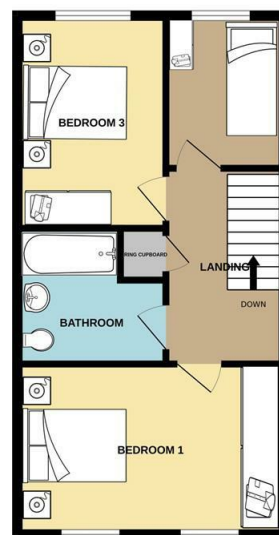
GROUND FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



2ND FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 1343 sq.ft. (124.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

