

Lanes

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52. Roselands Avenue, Hoddesdon, EN11 9BB

Offers In Excess Of £825,000

A fantastic Opportunity to Own a Stunning Family Home in a Highly Sought-After Location

Situated in a desirable and well-established area, this impressive four / five bedroom detached home offers a rare opportunity for those seeking both space and modern living. Designed with comfort and style in mind, the property boasts a well-thought-out layout that caters to the needs of a growing family.

The ground floor offers a bright and inviting lounge, which seamlessly connects to a conservatory, allowing natural light to flood the space. The kitchen/breakfast room is perfect for those who enjoy cooking and entertaining, complete with an under-counter Harvey's water softener and ample dining space. A separate dining room offers a formal setting for special occasions, while a versatile playroom/home office provides additional flexibility. A downstairs cloakroom and shower room add to the convenience of this well-appointed home.



Porch

Entrance Hall

Cloak / Shower Room

Living Room

21'7 x 10'8 (6.58m x 3.25m)

Conservatory

10'4 max x 8'5 (3.15m max x 2.57m)

Kitchen

11'11 x 10'10 (3.63m x 3.30m)

Kitchen Breakfast Room

16'10 max x 9'1 (5.13m max x 2.77m)

Playroom / Office

18'7 x 7'4 (5.66m x 2.24m)

Dining Room

15'9 x 7'7 (4.80m x 2.31m)

Landing

15'6 x 7'8 (4.72m x 2.34m)

Bedroom One

12'7 x 12'1 (3.84m x 3.68m)

En-Suite

Bedroom Two

12'7 x 10'4 (3.84m x 3.15m)

Bedroom Three

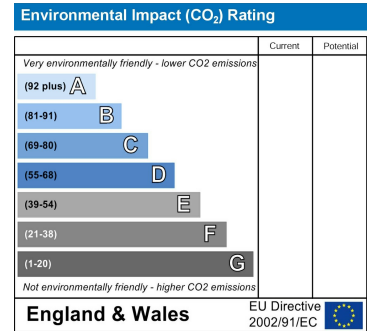
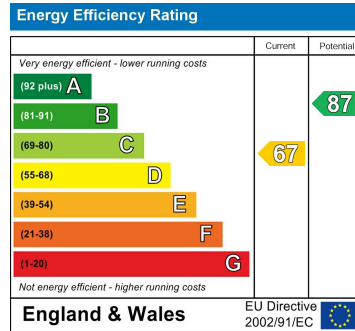
9'4 x 8'8 (2.84m x 2.64m)

Bedroom Four

8'11 x 8'4 (2.72m x 2.54m)

Outside

Front Drive and Rear Garden



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.

