

WEST CLOSE, HODDESDON EN11



RARELY AVAILABLE & On The MARKET..! THIS NICELY PRESENTED DETACHED FOUR BEDROOM FAMILY HOME Situated within this **MOST DESIRABLE & SOUGHT AFTER CUL-DE-SAC**. Yet **CONVENIENTLY** Located to the Popular **AMENITIES & Vibrant TOWN CENTRE** with its Eateries, Independent Retailers, Pub-Restaurants, Gyms, Local Parklands & High Street Super Markets. Also Access to the Popular Town Centres of Ware & Hertford with its Popular Schooling. Also Access to the Nearby Villages of St Margaret's & Stansted Abbots Popular for its River Walks & Local Pubs.

In Our Opinion **EXCELLENT OPPORTUNITY & An IDEAL FAMILY HOME** with **FURTHER SCOPE** (Subject To Planning & Building Regulations) by **EXTENDING** the **GROUND FLOOR** in Creating Additional Living Space & **EXTENDING** into the Loft Area in Creating the **MASTER BEDROOM** with **EN-SUITE & DRESSING AREA**.

The Property Offers **GENEROUS FAMILY ACCOMMODATION** & Features En-Suites - Fitted Kitchen Breakfast Room - Fitted Wardrobes - Family Bathroom & Ground Floor Cloakroom - Conservatory - Viewing Highly Recommended to Avoid Disappointment.

OFFERS IN EXCESS OF £695,000 FREEHOLD

PROPERTY DETAILS:

RECEPTION PORCH:

Entrance via Upvc double glazed door leading into reception porch, tiled flooring & further doors leading to main reception hall & garage.

RECEPTION HALLWAY:

14' 0" x 5' 8" (4.27m x 1.73m - Narrowing to 2'9)
L-Shaped hallway, radiator, Amtico Style flooring, stairs to first floor landing, doors leading to dining room, ground floor cloakroom, kitchen breakfast room & lounge.

GROUND FLOOR CLOAKROOM-WC:

Comprising wash basin with mixer taps, low flush wc, Amtico Style flooring, coving to ceiling, radiator & Upvc double glazed window to side aspect.

LOUNGE:

18' 0" x 11' 5" (5.49m x 3.48m)
In our opinion generous room featuring fire place, TV point, coving to ceiling, rose to ceiling double doors leading into the dining area & conservatory.

DINING ROOM:

11' 5" x 10' 0" (3.48m x 3.05m)
Coving to ceiling, rose to ceiling, radiator, double doors leading into lounge area & Upvc double glazed window to front aspect.

KITCHEN-DINING AREA:

13' 5" x 11' 5" (4.09m x 3.48m)
In our opinion nicely presented & fitted kitchen units to base & eye level with fitted NEFF appliances, comprising five ring gas hob, fitted double oven with Bosch hot plate, NEFF built-in fridge freezer, twin stainless steel sink unit with mixer taps, partly tiled walls, Amtico style flooring, spot lighting, radiator, coving to ceiling and Upvc double glazed window to rear aspect & Upvc double glazed door leading into the rear gardens.

CONSERVATORY:

8' 0" x 7' 5" (2.44m x 2.26m)
Tiled flooring, blinds & sliding doors opening onto the rear

garden's with views over the rear gardens.

FIRST FLOOR LANDING:

14' 0" x 6' 0" (4.27m x 1.83m - Narrowing to 2'5)
L-Shaped landing, Upvc double glazed window to front aspect, radiator, coving to ceiling, built-in cupboard and doors leading to all bedrooms & family bathroom.

MASTER BEDROOM:

12' 5" x 10' 0" (3.78m x 3.05m (To Fitted Wardrobe)
Fitted floor-ceiling wardrobe, radiator, coving to ceiling, Upvc double glazed window to rear aspect & door leading to en-suite.

EN-SUITE:

7' 10" x 4' 10" (2.39m x 1.47m)
In our opinion nicely presented to excellent fitting, comprising walk-in shower, low flush wc, wash basin with mixer taps, partly tiled walls storage units, marble surface, heated towel rail & Upvc double glazed window to side aspect.

BEDROOM TWO:

11' 10" x 12' 0" (3.61m x 3.66m (To Fitted Wardrobe)
Fitted floor-ceiling wardrobe, radiator, spot lighting & Upvc double glazed window to rear aspect.

BEDROOM THREE:

11' 5" x 10' 0" (3.48m x 3.05m)
Coving to ceiling, spot lighting, radiator & Upvc double glazed window to front aspect.

BEDROOM FOUR:

8' 11" x 7' 8" (2.72m x 2.34m)
Coving to ceiling, spot lighting, radiator & Upvc double; glazed window to front aspect.

FAMILY BATHROOM:

In our opinion fitted to an excellent specification & standard, comprising of panelled bath with mixer taps, low flush wc, floating wash basin with mixer taps, heated towel rail, tiled flooring, Upvc double glazed window to side aspect & feature spa style lighting to ceiling.

EXTERIOR:

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. Furthermore we do not usually have access to property deeds or lease documents when preparing these property particulars and prospective purchasers should reply only on information given by their solicitors on relevant matters. Measurements are intended to provide a guide as to whether or not a property is likely to be suitable to view and should not be relied upon for the purposes of fit or calculating area.

Viewing is strictly by appointment via the Enfield Office on 020 8805 8533

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FRONT:

Block paved with borders, lawn area, side gated access leading to the rear, own driveway to garage and off street parking for vehicles.

REAR:

Patio area, flower shrub borders, exterior tap, exterior lighting, side gated access leading to the front gardens and lawn area.

GARAGE:

16' 0" x 8' 0" (4.88m x 2.44m)

Up & over door, lighting, plumbed for washing machine & wall mounted as boiler servicing the gas central heating & domestic hot water.

ADDITIONAL NOTES:

The Property is located in our opinion within this very sought after residential turning being a Cul-De-Sac with further scope (Subject to Planning & Building Regulations) an excellent opportunity in creating the already generous sized home further by extending the ground floor & into the loft space creating further bedrooms or en-site & dressing room. Highly Recommended..!

Please Note: The Property is being Marketed with a Guide Price £695,000.00 Offers In Excess Of.

ADDITIONAL INFORMATION:

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