



24, Rosehill Close

Hoddesdon,
Hertfordshire, EN11 8NH
Guide Price £725,000

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properties

This house must be one of the nicest located semi detached houses in Hoddesdon, rarely available, positioned in this highly desirable close, backing directly onto Barclay Park, with gated access. The house has been substantially extended over the years to provide four first floor bedrooms and bathroom and fifth bedroom/playroom to the ground floor with shower room off. The house offers a large lounge and good sized fitted kitchen. There are sizeable gardens to front and rear with detached Garage and parking to front.

- Suberbly located 4/5 bed family house
- Backing directly onto Barclay Park
- Two bathrooms
- Double glazing and Gas Central Heating
- Garage plus parking
- Quiet no through road location.
- Considerably extended over the years
- No upper chain
- Southerly facing rear garden
- Bedroom five/playroom



Ground Floor

Sizeable entrance porch

Solid entrance door with glazed side panels to sizeable entrance porch with cupboard, tiled floor, radiator, glazed door to Hall.

Reception Hall

Encased radiator, under stairs cupboard.

Playroom/bedroom five

10' 11" x 8' 5" (3.33m x 2.57m)
Window to front, radiator.

Lounge/dining room

31' 4" x 13' 0" (9.55m x 3.96m)
Wide window to front, two encased radiators, recessed fireplace [not working] french doors to garden.

Kitchen/breakfast room

16' 10" x 10' 11" (5.13m x 3.33m)
Shaker style kitchen consisting of base and eye level cupboards housing hob and oven and grill, fitted extractor, integrated dishwasher, single drainer sink unit , wide window to rear, built in larder, breakfast bar, granite style work surfaces, radiator, door to utility room.

Utility room

Door to garden, plumbing for washing machine, vent for tumble dryer, radiator.

Shower room/cloakroom

Recessed shower cubicle, wash hand basin to vanity unit, wc, window to side, radiator.



First floor

Landing

Landing with window to side, hatch to loft housing recently re fitted gas fired boiler.

Bedroom One

13' 11" x 11' 7" (4.24m x 3.53m) Two windows to front, range of fitted wardrobes with bed head recess, matching chests of drawers, radiator.

Bedroom Two

12' 1" x 10' 10" (3.68m x 3.30m) Window to rear with views across garden and Barclay Park, radiator.

Bedroom Three

11' 6" x 10' 3" (3.51m x 3.12m) Window to rear with views across garden and Barclay Park, radiator.



Bedroom Four

8' 8" x 8' 6" (2.64m x 2.59m)

Window to front, range of fitted wardrobes with bed head recess.

Family bathroom

Suite consisting of bath with integrated shower, wash basin to vanity unit, wc. fully tiled walls, towel rail, window to side.

Outside

Front of house.

Sizeable front garden with central flower bed, laid to lawn with borders, screening hedge to front.

Gate providing side access to rear garden.

Garage and parking

16' 11" x 9' 6" (5.16m x 2.90m)

Single detached garage with up and over door to front, driveway to front of garage.

Southerly facing rear garden

The southerly facing rear garden has a terrace with pergola, step down to lawn with, shrubs, borders and flower beds. Gate to rear giving direct access onto the picturesque Barclay Park.

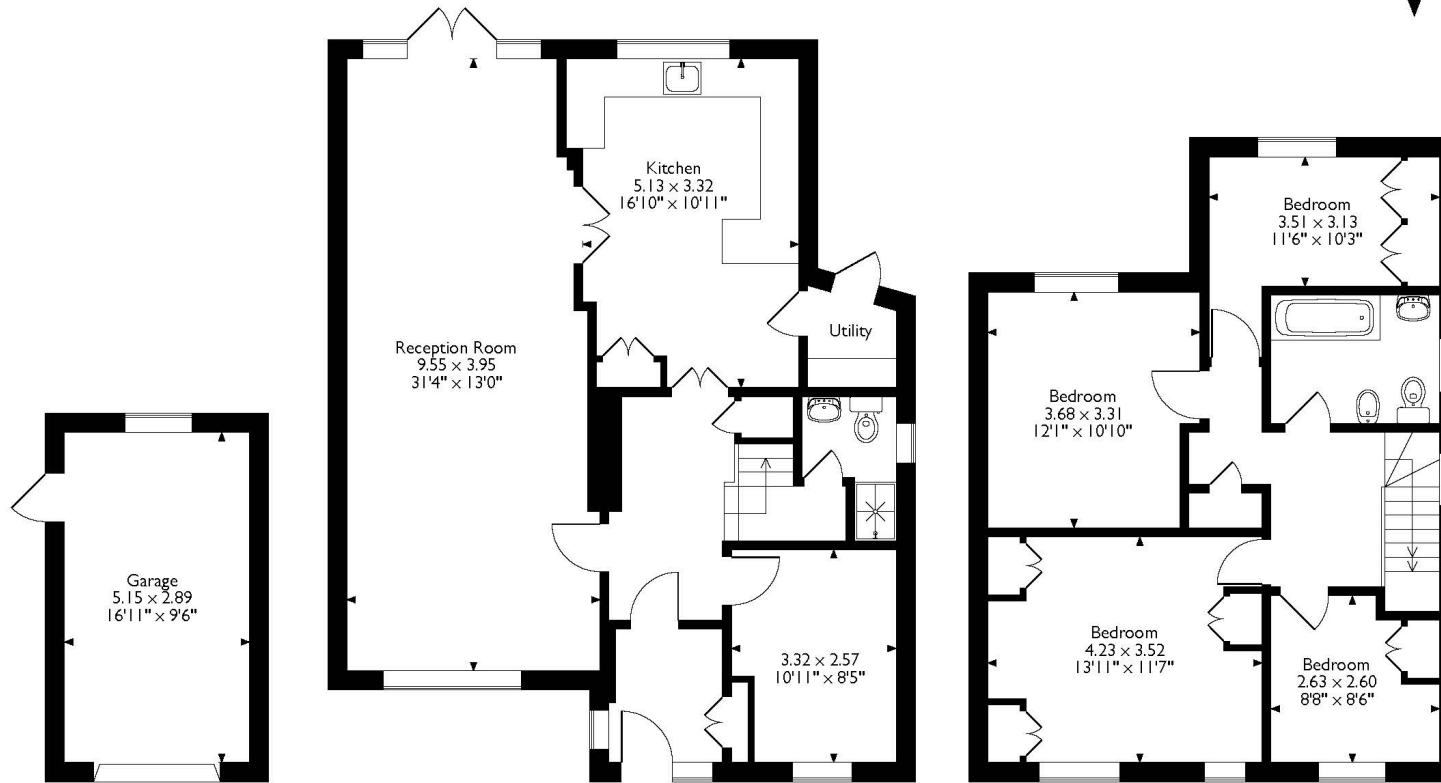
Agents notes

The selling agent is related to the clients selling the property.





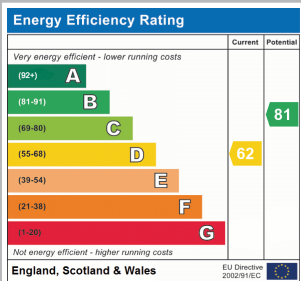
24 Rosehill Close, Hoddesdon, Hertfordshire
 Approximate Gross Internal Area
 Main House = 142 Sq M/1528 Sq Ft
 Garage = 15 Sq M/161 Sq Ft
 Total = 157 Sq M/1689 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 10, High Street | AL6 9EQ

T: 01438 716471 | E: welwyn@country-properties.co.uk

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