

EST. 1984



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**HOWFIELD GREEN,  
HODDESDON, HERTFORDSHIRE, EN11 9AL.**



*Highly regarded cul de sac position for this most attractive detached and deceptively spacious five-bedroom extended family home. Available beginning of October 2024 and offered unfurnished but with white goods.*

*Conveniently located close to the busy market town of Hoddesdon which offers a wide choice of shops and eateries together with a popular weekly farmer's market. Transport, Sporting and schooling facilities are all well catered for in the surrounding area.*

**SUMMARY OF ACCOMMODATION**

**\*RECEPTION HALL\***

**\*CLOAKROOM\***

**\*SUPERB KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES\***

**\*LAUNDRY ROOM\***

**\*SPACIOUS SITTING/DINING ROOM\***

**\*DELIGHTFUL FAMILY ROOM\***

**\*VERY SPACIOUS PRINCIPAL BEDROOM WITH EN-SUITE,  
DRESSING/SHOWER ROOM\***

**\*SECOND BEDROOM WITH EN-SUITE SHOWER ROOM\***

**\*THREE FURTHER GOOD SIZE BEDROOMS\***

**\*QUALITY FITTED FAMILY BATH/SHOWER ROOM\***

**\*LOFT ROOM/OFFICE PROVIDING A VARIETY OF OPTIONS FOR USE\***

**\*GAS FIRED CENTRAL HEATING\***

**\*DOUBLE GLAZED WINDOWS AND DOORS\***

SUMMARY OF ACCOMMODATION CONTINUED

*\*BLOCK PAVED DRIVEWAY PROVIDING OFF STREET PARKING FOR NUMEROUS VEHICLES\**

*\*ATTACHED GARAGE CURRENTLY USED AS A GAMES ROOM\**

*\*SECLUDED REAR GARDEN\**

*\*AVAILABLE NOVEMBER 2024\**

*\*NO PETS\* \*NON SMOKERS\**

*A covered entrance on fluted columns and double glazed door with matching side windows and adjacent carriage style courtesy lights, affords access to:*

*ENTRANCE LOBBY* *Coved ceiling and Amtico flooring. Doors to reception hall and:*

*CLOAKROOM* *With contemporary suite comprising; close couple w.c. and corer wash hand basin with chrome mono-bloc tap. Obscure double glazed window to front and Amtico flooring.*

*RECEPTION HALL* *8'10 x 7'6 Staircase to first floor with timber handrail, decorative newel posts and storage cupboard below. Coved ceiling, Honeywell central heating thermostat, enclosed radiator and Amtico flooring. Casement doors to sitting/dining room and further doors to family room and:*

*SPACIOUS KITCHEN/BREAKFAST ROOM* *16'8 x 14'11 Fitted with a range of cream high gloss wall and base units with ample granite working surfaces with matching splashbacks incorporating peninsular breakfast bar and one and a quarter bowl sink drainer unit with mixer tap. Range of appliances to include two electric fan assisted ovens and grill, steam oven, microwave oven, two warming/proving drawers, integrated fridge, freezer and dishwasher and six ring gas hob with brushed stainless steel illuminated extractor canopy above. Double glazed widow to rear, recess dimmable lighting, two vertical radiators and Amtico flooring with underfloor heating. Doors to sitting/dining room and:*



*LAUNDRY ROOM* *11'4 x 7'4 Again fitted with a range of matching cream high gloss wall and base units with granite effect working surfaces incorporating ceramic sink unit with chrome retractable tap. Range of appliances to include; American style fridge/freezer, tumble dryer, wine cooler and space with plumbing for washing machine. Double glazed window rear, recess lighting, wall mounted central heating and hot water programmer control and Amtico flooring with underfloor heating. Door to garage and double glazed door to garden.*

*SITTING/DINING ROOM* *29'7 x 11'11 Dual aspect with double glazed bay window to front with wide display sill and radiator below and double glazed casement doors with matching side windows to garden. Feature carved sandstone fireplace fitted with gas living flame fire. Recess lighting, decorative coved ceiling, solid oak flooring, TV and telephone points. Return casement doors to reception hall.*





**FAMILY ROOM** 14'3 x 8'8 Double glazed bay window to front with wide display sill and radiator below. Coved ceiling, recess lighting, oak flooring, TV and telephone points.

## **FIRST FLOOR**

**LANDING** Double glazed window to front with enclosed radiator below. Coved ceiling, additional radiator and double linen cupboard. Doors to bedrooms and family bathroom.

**SPACIOUS PRINCIPAL BEDROOM** 18'6 x 12' Double glazed window to rear and range of fitted, full height, wardrobe cupboards with adjoining shelving. Recess lighting and oak flooring. Door to:



**EN-SUITE DRESSING/SHOWER ROOM** 14'4 x 8'4 (max) Partly tiled with suite comprising; circular wash hand basin with chrome mixer tap inset into granite surface with cupboards below, low flush w.c. with hideaway cistern and walk-in shower cubicle with automatic thermostatically controlled shower and sliding glazed screen. Two obscure double glazed window to rear, recess lighting, shaver point, chrome heated towel rail, range of fitted full height mirror fronted wardrobe cupboards and oak flooring.



**BEDROOM TWO** 19'6 x 7'6 (max and to wardrobes) Double glazed window to front and built-in double wardrobe cupboard with mirrored sliding doors. Recess lighting, radiator and TV point. Access via retractable stairs to loft room/office and door to:

**EN-SUITE SHOWER ROOM** 7'8 x 6'1 (max) Partly tiled with suite comprising; wash hand basin with chrome mixer tap and cupboards and drawers below, close couple w.c. and walk-in shower cubicle with automatic thermostatically controlled shower and glazed screen. Recess lighting, extractor fan, shaver point, chrome heated towel rail and polished granite flooring.





**BEDROOM THREE** 11'11 x 10'11 Double glazed window to front with radiator below. Decorative ceiling rose and coving, recess lighting and oak flooring.

**BEDROOM FOUR** 11'5 x 8'9 (max) Double glazed window to front with radiator below. Coved ceiling.



**BEDROOM FIVE** 11'5 x 7'3(max) Double glazed window to front, built-in double wardrobe cupboard and radiator.



**FAMILY BATHROOM** 10' x 7'10 Tiled in quality porcelain with suite comprising; circular wash hand basin with chrome mono-bloc tap and storage below, low flush w.c. with hideaway cistern, oval bath with mixer tap and hand shower and walk-in shower cubicle with automatic thermostatically controlled shower and glazed screen. Double glazed Velux skylight window, recess lighting, built-in TV, shaver point, chrome heated towel rail and porcelain tiled flooring.

## **SECOND FLOOR**

**LOFT ROOM/OFFICE** 12'10 x 9'9 Two double glazed skylight windows, recess lighting, and radiator. Access to loft.

## **EXTERIOR**

The property is approached via a wide block paved driveway which provides off street parking for numerous vehicles and is bordered on one side by well stocked flowering shrub beds

**ATTACHED GARAGE** 18'1 x 7'2 With automatic up and over door and power and light connected. Housing the gas and electric meters and fuse board. Double glazed window to side, recess lighting, double radiator and carpeted floor. Return door to laundry room.

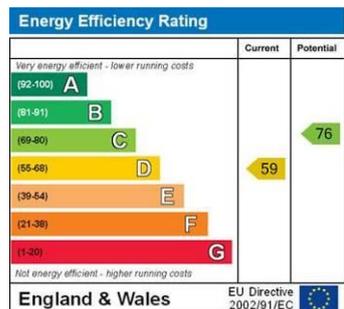
Directly behind the property is a part timber and part paved terrace which is bordered by lawn. The garden is enclosed by panelled fencing and mature trees which provide an excellent degree of seclusion. There are external water and lighting connections and pedestrian access is afforded to one side via a timber gate.



COUNCIL TAX BAND. G (£3,491.64 as of 24th September 2024)

**PRICE: £2,800.00 Per Calendar Month**

### **Energy Performance Graph**

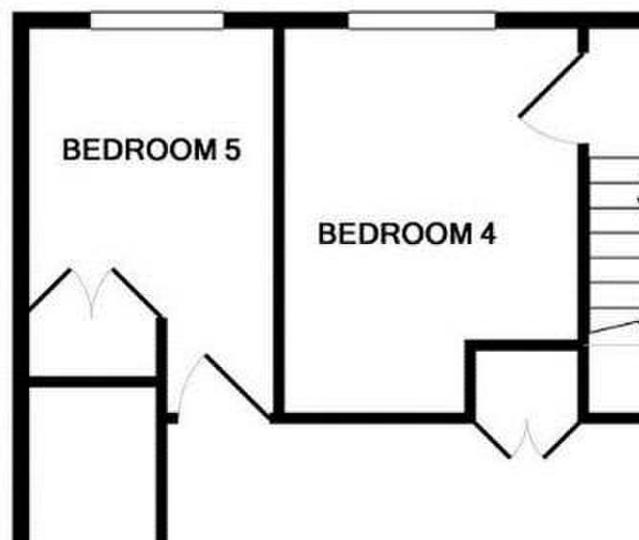


The full Energy Performance Certificate can be viewed at our office or a copy can be requested via email

### **Floor Plan**



Ground Floor



First Floor

**VIEWING:** By appointment with Owners Sole Agents -  
please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055

**Redress Scheme:** - The Property Ombudsman - [www.tpos.co.uk](http://www.tpos.co.uk)

**Clients' Money Protection Scheme:** - Client Money Protect, Membership No. CMP003840 -  
[www.clientmoneyprotect.co.uk](http://www.clientmoneyprotect.co.uk)



**Important Note:** These particulars have been prepared by Jean Hennighan Properties upon the instructions of the vendor(s) and do not constitute any part of a contract. Services, fittings and equipment referred to within have not been tested (unless otherwise stated) and no warranties can be given. All measurements are approximate and are for descriptive purposes only. Accordingly the prospective tenant(s) must make their own enquiries regarding such matters. Det0305

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