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**DORCHESTER AVENUE,
HODDESDON, HERTFORDSHIRE, EN11 9EQ.**

MUST BE VIEWED INTERNALLY TO BE FULLY APPRECIATED



With planning permission to further enlarge, this outstanding home has been carefully extended with immense thought given to practicality and design, so even the most discerning of purchasers will be impressed by this beautifully presented property.

The property has been the subject of total refurbishment in the last two years and enjoys a spacious kitchen, dining and family room to reflect modern day living. The recently installed wood burner in the sitting room is a lovely feature and works in perfect harmony with the modern aspects of the property.

Dorchester Avenue is located just on the outskirts of the busy market town of Hoddesdon which usually hosts a weekly farmers market, there are both superstores and boutique shops together with public houses, cafes and restaurants. Within easy reach are excellent transport links by road and rail. Highly regarded schools and colleges can be found in the surrounding area.

Early viewing of this lovely family home is strongly advised.

SUMMARY OF ACCOMMODATION

- *ENTRANCE HALL WITH BESPOKE BI-FOLD DOORS AND UNDERFLOOR HEATING**
- *SPACIOUS AND BRIGHT SITTING ROOM WITH FEATURE FIREPLACE AND LOG BURNING FIRE**
- *SUPERB OPEN PLAN KITCHEN, DINING ROOM AND FAMILY ROOM**
- *KITCHEN APPLIANCES LESS THAN TWO YEARS OLD**

SUMMARY OF ACCOMMODATION CONTINUED

- *DELIGHTFUL GARDEN ROOM**
- *THREE GOOD SIZED BEDROOMS**
- *LUXURY SHOWER ROOM WITH UNDERFLOOR HEATING**
- *MAJORITY OF WALLS RE-PLASTERED* *RE-PLUMBED AND RE-WIRED**
- *LUXURY FITTED CARPETS THROUGHOUT**
- *HIVE TECHNOLOGY AND BLUETOOTH CONTROLS**
- *RECENTLY INSTALLED GAS FIRED COMBINATION BOILER**
- *DOUBLE GLAZED uPVC WINDOWS**
- *SOUTH WEST FACING REAR GARDEN**
- *PARKING FOR TWO VEHICLES**
- *PLANNING PERMISSION GRANTED FOR FURTHER EXTENSION**

Panelled and part double glazed entrance door affords access to the:

BRIGHT RECEPTION HALL 6' x 5'10 (max) Double glazed windows to front and side. Underfloor heating to ceramic tiled floor. Contemporary vertical radiator. Prowarm heating controls. Recessed spot lighting. Twin oak doors to bespoke built in cloaks cupboards with hanging space and shoe storage. Bifold custom oak framed glazed doors with inset privacy blinds lead to the:

SPACIOUS SITTING ROOM 18' x 15'3 Double glazed window to front. Staircase leading to the first floor with solid oak handrail and balustrade. Oak door to under stairs storage cupboard housing both the gas and electricity meters with smart meters connected. Feature fireplace with oak mantel ceramic hearth and traditional working wood burner. Two radiators. Coved ceiling with inset blue tooth speaker sound system. Inset spot lighting. Chrome dimmer switch for Hive active heating and lighting controls. Media points. Adjacent to the glass brick feature is a square arch which flows seamlessly into the:



SUPERB OPEN PLAN KITCHEN, DINING ROOM AND FAMILY ROOM 18' x 16'5 Surprisingly large. Sliding double glazed doors lead directly to the garden room. Adjacent window with rear aspect. Karndean quality floor covering. Fitted with a comprehensive range of wall and base units with ample oak working surfaces and matching oak splashbacks over incorporating an enamel one and a half bowl sink unit with chrome mixer tap and oak grooved drainer. Inset five burner ring gas hob with central wok burner ring. Electric oven below and illuminated stainless steel extractor hood above. Concealed appliances (fitted less than two years ago) include dishwasher, washing machine, and tumble dryer. Further bank of matching units with central space for American style fridge freezer. Pair of matching oak doors open to find a built-in cupboard with pull out desk (ideal for working from home) with media connections light and ample storage shelving. Radiator. Large seating area and room for a dining table, ideal space to reflect modern day living.



GARDEN ROOM 17'5 x 7'6 Windows either side of wide double-glazed French doors leading out to the garden. Reina wall mounted electric heater. Two wall light points. Wood effect floor covering. Fan light.



FIRST FLOOR

LANDING Coved ceiling. Access to insulated and boarded loft via retractable ladder, with light and power connected, also housing the Vaillant gas central heating combination boiler (availability to run a further eight radiators of the current system.) Matching oak doors leading to the luxury shower room, bedrooms and further door to:

MASTER BEDROOM: 12'10 x 10'8 Front aspect. Radiator and television connection point.



SECOND DOUBLE BEDROOM 12' x 10'4 (max) Window overlooking the rear garden. Ceiling media speakers and inset spot lighting, coved ceiling. Radiator. Sliding full height mirror doors to fitted wardrobes with adjacent marble desktop with high tech media connections. Contemporary circular sink with waterfall mixer tap and led light system, storage drawers below. Modern style oak shelving above.

BEDROOM THREE 9'10 x 7'1 Window overlooking front garden. Coved ceiling inset spot lighting. Radiator. Media points.



LUXURY FAMILY SHOWER ROOM 8' x 4'9' Obscure window to rear. Quality matching ceramics to walls and floors with underfloor heating. Contemporary suite with oblong wash hand basin resting on a slate style plinth and wide waterfall chrome mixer tap with separate chrome control lever. Illuminated storage cupboard below. Close coupled w.c. with chrome panel flush system. Walk in tiled shower with Easy Clean glass wall. Large electric rain forest shower, with chrome control panel, separate handheld shower attachment. Illuminated mirror with blue tooth connection. Inset spot lighting and media speaker system. Feature chrome ladder heated towel rail.

EXTERIOR

Brindle block paving provides parking for two vehicles.

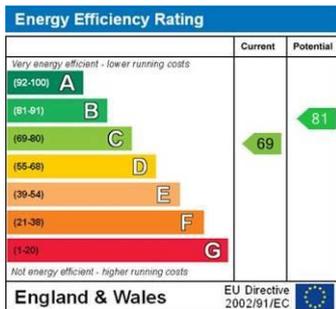


The rear garden is low maintenance and enjoys a south west aspect. Panelled fencing lends itself to a mature and productive grape vine together with a white wisteria, together with mature shrubs provide excellent seclusion. Neatly kept log roll retaining borders are well stocked. There is a wide paved sun terrace at the end of the garden and the wooden pergola provides shade in the sunny afternoons. To one side of the garden is a timber shed. A wooden gate allows rear pedestrian access. At night the garden is enhanced by external lighting.

COUNCIL TAX BAND, D

PRICE: £435,000. FREEHOLD

Energy Performance Graph



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

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

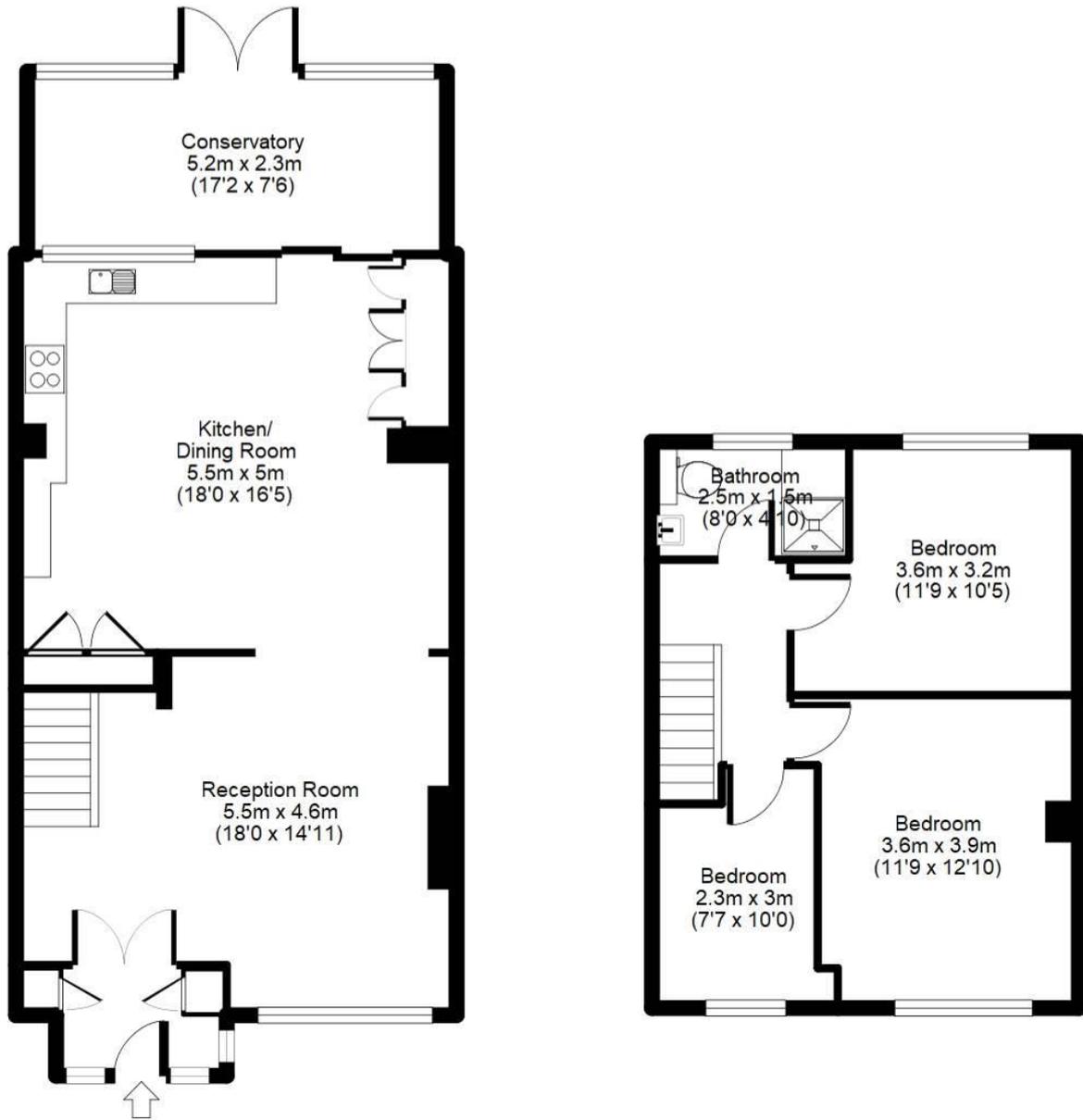


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Important Note Two: These sales particulars have been prepared by Jean Hennighan Properties upon the instructions of the vendor(s) and do not constitute any part of a contract. Services, fittings and equipment referred to within have not been tested (unless otherwise stated) and no warranties can be given. All measurements are approximate and are for descriptive purposes only. Accordingly, the prospective purchaser(s) must make their own enquiries regarding such matters. Det 2562

Floorplan

These drawings are not to scale and should be used for observational purposes only



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