



Avenue Road, Hoddesdon, EN11

BUTLER & STAG



Occupying a highly sought-after position within a private cul-de-sac and close to the attractive recreational spaces of Lee Valley Park, this exceptional and recently converted chalet-style bungalow offers over 2,250 Sq. ft of beautifully presented and versatile accommodation, ideal for modern family living. The property also benefits from convenient access to the historic market town of Hoddesdon and is within easy driving distance of Broxbourne railway station and Rye House railway station, providing excellent transport links.



Freehold

- Substantial Detached Chalet Bungalow
- Five Bedrooms/Three Bathrooms
- Formal Reception Room
- Spacious Kitchen/Diner
- Detached Garage
- Carriage Sweeping Driveway For Up To Five Vehicles
- Circa 95 ft Westerly Facing Rear Garden
- Broxbourne Station 0.9 Miles Away

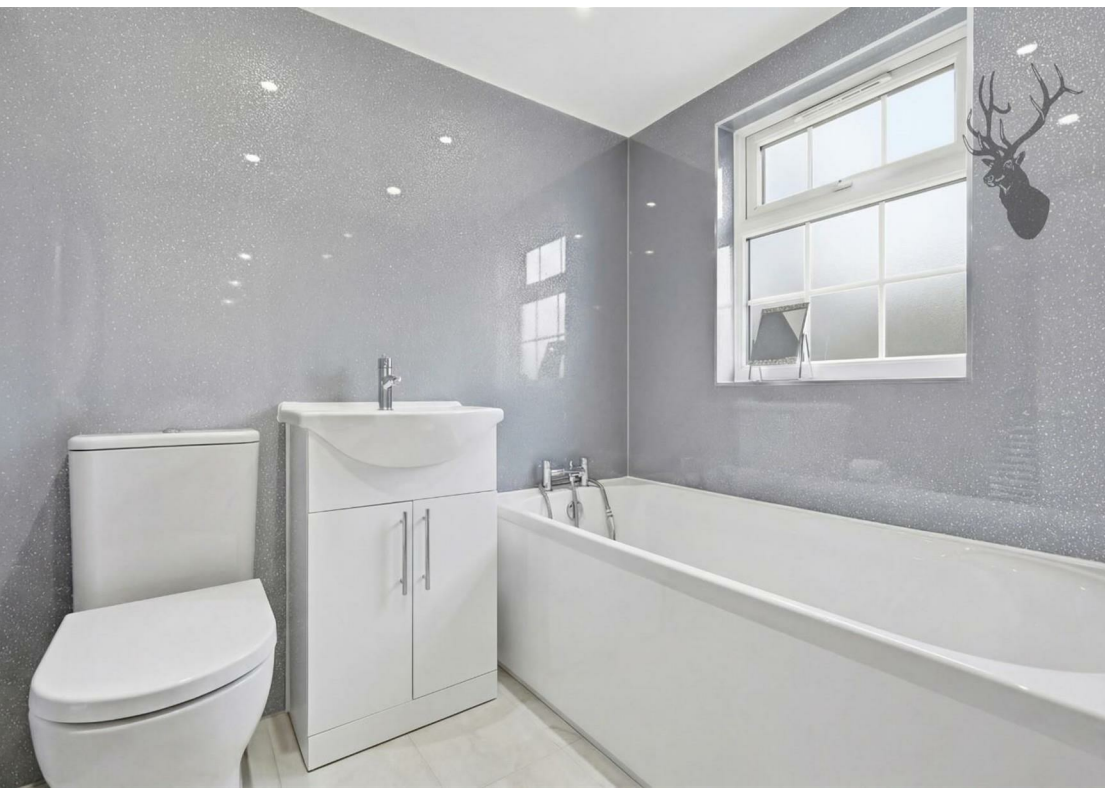
Internally, the property is presented to an excellent standard throughout. The spacious ground floor accommodation is centred around a welcoming entrance hall providing access to a generous lounge, separate dining room, contemporary kitchen, utility room and additional versatile rooms suitable for bedrooms or study space. The impressive lounge is light and airy, featuring patio doors opening onto the rear garden and a striking chimney breast with log burner as its focal point.

The well-appointed kitchen overlooks the garden and is fitted with a range of wall and base units complemented by contrasting work surfaces and an induction hob. A separate utility room provides additional practicality with a stainless steel sink, plumbing for appliances and further access to the garden and front lobby. The ground floor layout offers excellent flexibility for family living, guest accommodation or home working.

To the first floor, a spacious landing leads to three well-proportioned bedrooms, including a superb principal bedroom overlooking the rear garden with its own en-suite facilities. A particularly generous second bedroom benefits from a dual aspect allowing for an abundance of natural light, while a further bedroom and a modern shower room with wash hand basin and WC complete the accommodation. A second floor level provides an additional bedroom, ideal as a guest room, office or hobby space.

Externally, the property continues to impress. The rear garden is a real feature, extending to approximately 95ft and mainly laid to lawn with a variety of mature trees and shrubs. A full-width patio area with pergola provides an ideal setting for al fresco dining and entertaining. The property also benefits from a detached garage/workshop and a spacious carriage driveway providing off-street parking for up to five vehicles.





Conifers Avenue Rd

Approx. Gross Internal Area 210.3 sq. metres (2263.1 sq. feet)

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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