



.43 The Knowle, Hoddesdon, EN11 8LD
Offers Over £525,000



.43 The Knowle, Hoddesdon, EN11 8LD

The PERFECT HOUSE in the PERFECT location. Located with walkable access to a number of good local schools. This is a GREAT sized family FOUR BEDROOM home. The property has been recently improved to maximise the space and give a quality finish. The Cul-de-Sac is ideally positioned and is tucked away, and very quiet. The extended Kitchen-Diner is the heart of the home and ideal for entertaining. The property looks out on to a very pretty wooded area at the front. The landscaped gardens have been very well planned and offers excellent outside space. Call Lanes Estate Agents on 01992 582000 to book your appointment



Entrance Hall

Doors to Bedroom Four, Garage and Utility. Large Cupboard and stairs to first floor

Ground Floor W/C

WC, Wash hand basin, window to front aspect

Bedroom Four

8'8 x 6'5 (2.64m x 1.96m)

Good size ground floor Guest Bedroom

Shower Room

Shower and wash hand basin, with under floor heating

Utility Room

6'5 x 6'6 (1.96m x 1.98m)

Space for Washing Machine and Tumble Dryer. Door and Window to Rear Garden

Landing

Doors to rooms and stairs to upper floor

Lounge

15'7 x 11'1 (4.75m x 3.38m)

EXCELLENT full width room with pretty views to copse. Bay window and 2nd window to front aspect. Amtico style flooring throughout lounge and landing.

Kitchen Breakfast Room

17'10 x 15'6 (5.44m x 4.72m)

NEW modern wrap around kitchen / diner, double oven and grill. Separate gas hob, space for fridge freezer, excellent range of base and eye level units and worktop areas.

Stainless steel sink with Franke instant hot tap. Window and second bay window overlooking rear garden

Landing

Berom One

13'6 x 9'8 (4.11m x 2.95m)

Large main double bedroom with fitted wardrobes, views to garden, loft access.

Bedroom Two

12'1 x 8'8 (3.68m x 2.64m)

Second double bedroom with fitted wardrobes, view to front aspect.

Bedroom Three

13'11 x 8'6 (4.24m x 2.59m)

Great size ground floor DOUBLE bedroom with Amtico flooring, fitted wardrobes and ensuite shower room.

This is ideal as a guest bedroom or for a teenager.

Family Bathroom

Newly fitted fully tiled bathroom, Panel bath with overhead

shower, wash hand basin and WC. Anti-mist mirror with touch sensor light and inbuilt shaver socket.

Garage

Integral garage with electric, lighting and storage shelves.

Front Garden

Formal front garden with drive way to internal garage

Parking

Driveway with parking for 1-2 cars

Rear Garden

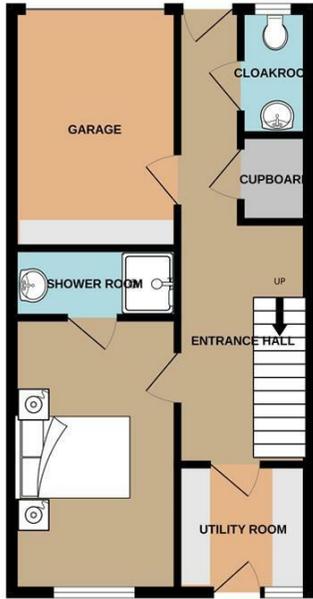
EXCELLENT Low maintenance landscaped garden to rear aspect

Hertford Estate Agents





GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



2ND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 1343 sq.ft. (124.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Current rating: 72, Potential rating: 83

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.