

## Roselands Avenue, Hoddesdon, EN11 9BD

Westwood Leber are delighted to bring to the market this exceptional 3/4 bedroom detached home, offering outstanding potential for extension (STPP).

This beautifully presented family home has been tastefully updated and improved throughout by the current owners in recent years. Key features include a luxury refitted kitchen/dining room, a stylish lounge complete with a modern media wall, and a separate reception room - ideal as a playroom or 4th bedroom, especially given it has direct access to a large utility room and a ground floor shower room. Upstairs, the property offers three well-proportioned bedrooms and a luxury family bathroom finished to a high standard.

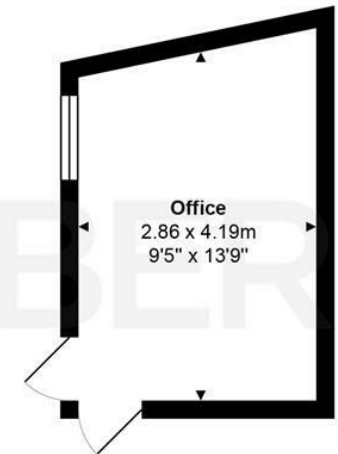
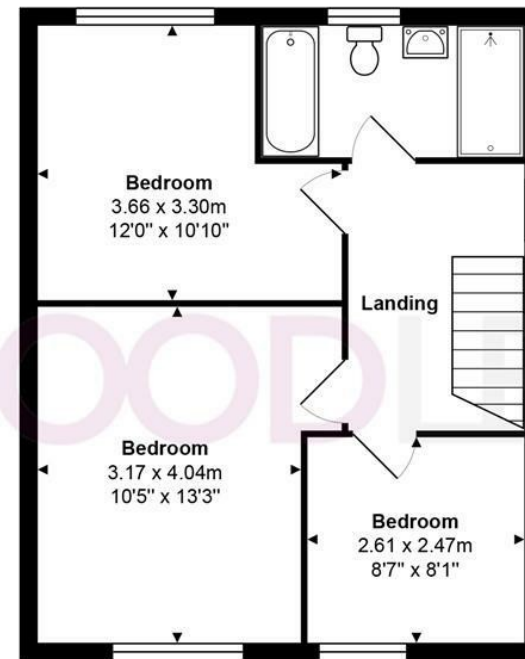
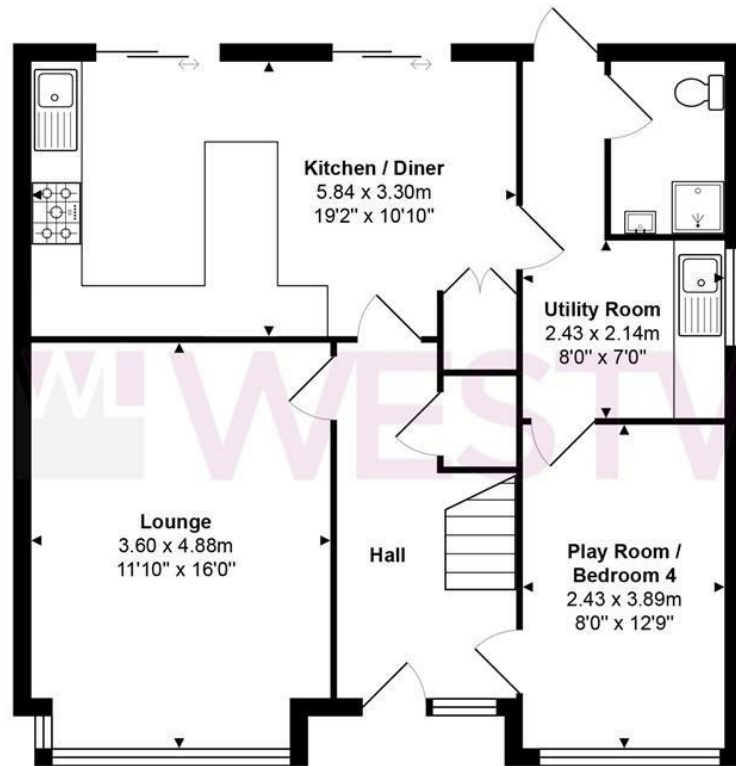
Externally, the home sits on a great plot, boasting a spacious, resin front driveway and a recently landscaped rear garden, mainly laid with high-quality astro turf. At the end of the garden, you'll find a contemporary, high-spec studio—perfect for working from home or as a creative space.

Early viewing is highly recommended to appreciate everything this fantastic property has to offer.



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**Outbuilding**  
Area: approx. 12.0 m<sup>2</sup> ... 129 ft<sup>2</sup>

Total Area: approx. 122.6 m<sup>2</sup> ... 1320 ft<sup>2</sup>

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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