

SOLD
SIMILAR
PROPERTIES
REQUIRED



—dreampad—

23 West Hill Road

Hoddesdon | Hertfordshire | EN11 9DD



Living Room



Hoddesdon, Herts - 5 Bedroom Edwardian Detached With Manicured, South Facing Gardens.

23 West Hill Road | Hoddesdon | Hertfordshire | EN11 9DD

Asking Price: £875,000

Situated on the quiet turning of West Hill Road, this Chain Free, 5 bedroom Edwardian detached residence has been meticulously improved the current owners culminating in a spacious home of rare quality. The well proportioned accommodation set over 3 floors comprises of 5 bedrooms, 3 goods sized receptions including a stunning garden room, 22ft kitchen/breakfast Room, 3 bath/shower rooms, WC and an integral garage.

The property boasts a private, manicured garden with southern aspect which is largely laid to lawn with a sprawling “outdoor living” terrace accessed via full width doors from the rear of the property. The property is approached by a gravelled carriage driveway framed with brickwork planters and mature trees/shrubs providing an impressive frontage to this elegant property.



Kitchen/Breakfast Room



Garden Room



Various Ground Floor Images



Master Suite



Bedrooms & En Suites



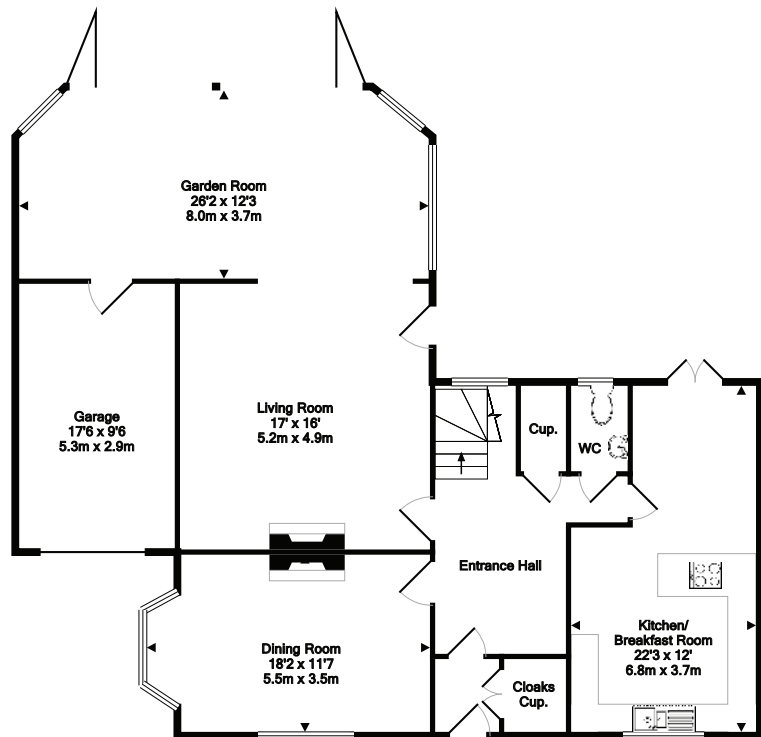
Bathroom



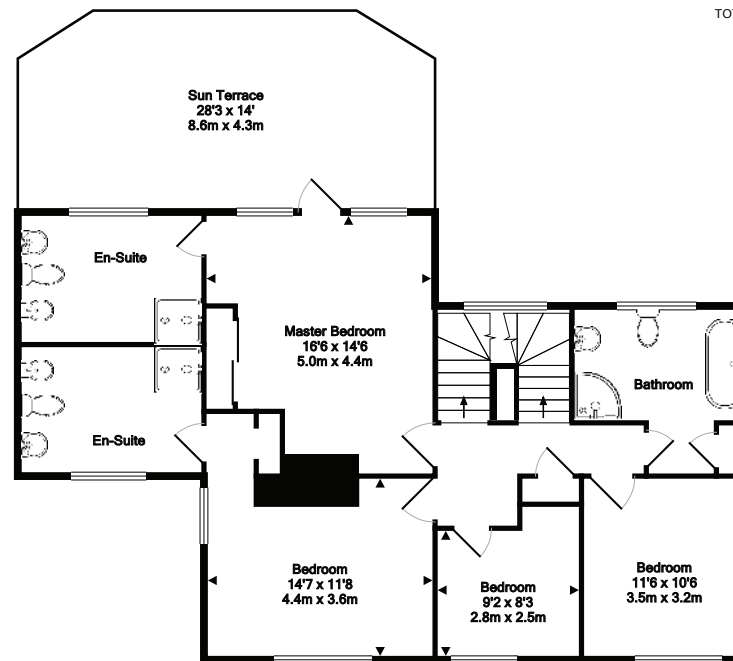
Sun Terrace



Rear Garden

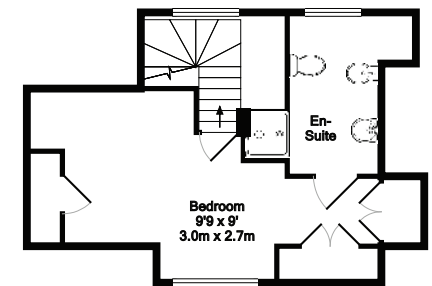


GROUND FLOOR
APPROX. FLOOR
AREA 1410 SQ.FT.
(131.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1020 SQ.FT.
(94.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2774 SQ.FT. (257.7 SQ.M.)
Made with Metropix ©2015



2ND FLOOR
APPROX. FLOOR
AREA 344 SQ.FT.
(31.9 SQ.M.)



Transport: Broxbourne Station (London Liverpool St) - 1.1 miles

A10 - 2.1 miles

Services: Mains Gas, Mains Water & Mains Drainage

Council Tax: Band F

Local Authority: Broxbourne Borough Council

Important Notice:

Dreampad, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contracts and must not be relied upon as statements of representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Dreampad have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

[Further Information](#)



Tel: 0333 772 9775

Broxbourne@dreampad.com

www.dreampad.com

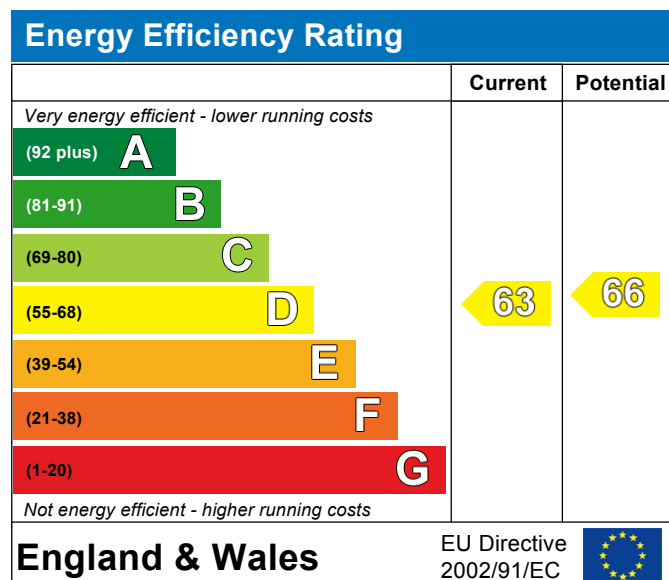
Energy Performance Certificate



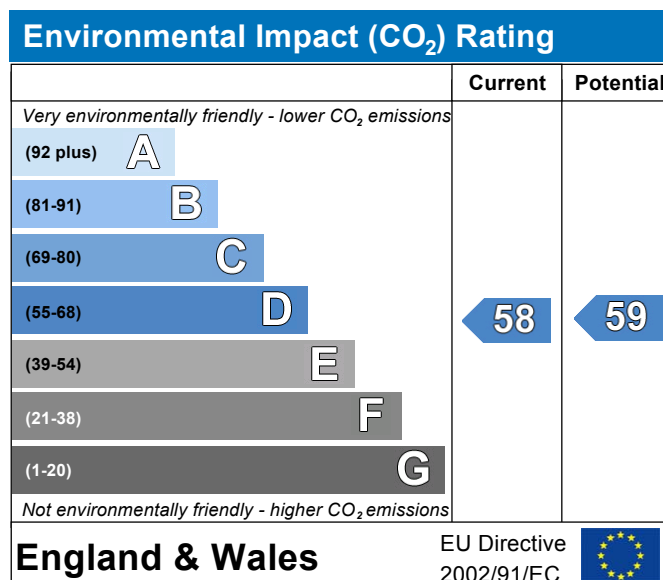
23, West Hill Road
HODDESDON
EN11 9DD

Dwelling type: Detached house
Date of assessment: 17 March 2011
Date of certificate: 21 March 2011
Reference number: 0985-2843-6779-9999-8011
Type of assessment: RdSAP, existing dwelling
Total floor area: 239 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.




The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	223 kWh/m ² per year	214 kWh/m ² per year
Carbon dioxide emissions	8.9 tonnes per year	8.6 tonnes per year
Lighting	£261 per year	£131 per year
Heating	£1300 per year	£1325 per year
Hot water	£172 per year	£172 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.