

4 Rose Vale
Hoddesdon, EN11 8NR
Guide price £850,000

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From the outset, this home sets the tone with a bespoke London Door Company front door opening into a welcoming hallway where original character meets refined modern finishes. Period features sit comfortably alongside thoughtful upgrades, creating a house that feels both elegant and quietly luxurious.

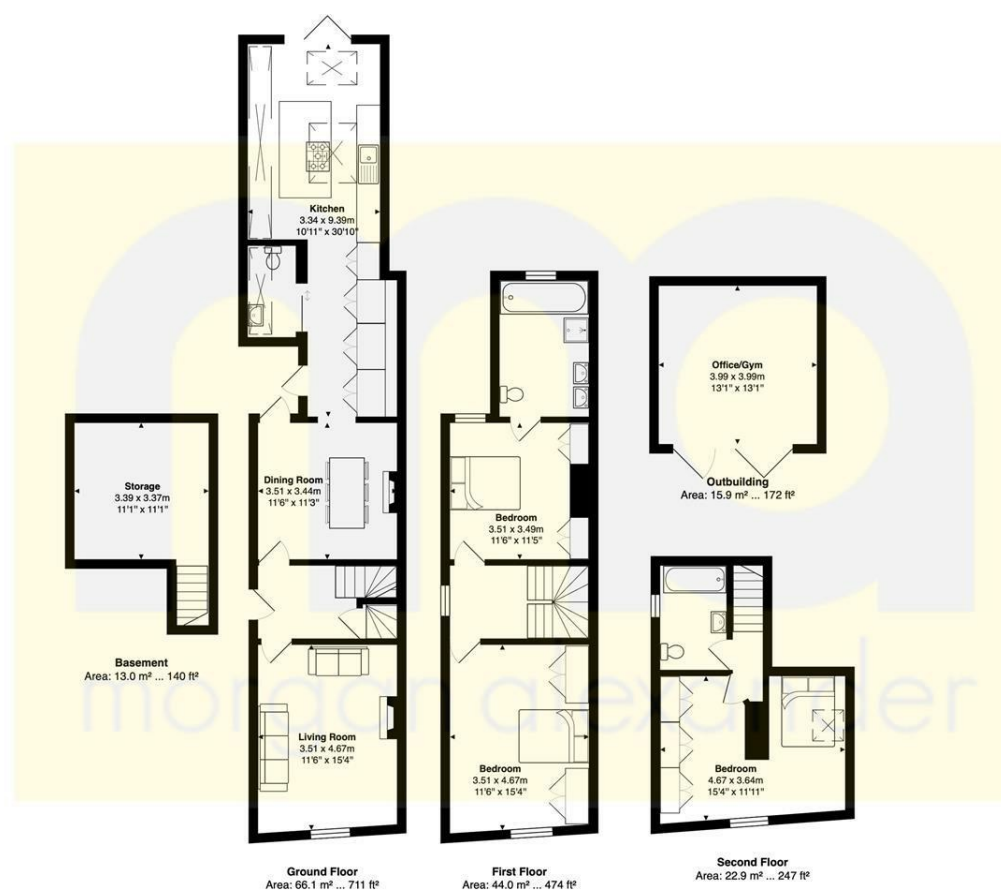
The ground floor offers excellent family living space, including a generous living room with wood-burning stove, a separate dining room, and an impressive extended kitchen/breakfast room forming the heart of the home. Flooded with natural light from a partly glazed roof and Crittall-style bi-fold doors, the kitchen opens seamlessly onto the rear garden and benefits from underfloor heating and a striking green living roof. A well-positioned ground floor cloakroom sits directly off the kitchen.

The hand-made oak kitchen, finished in Farrow & Ball colours, combines beauty and practicality with quartz worktops, integrated AEG appliances, twin ovens and dishwashers, wine fridge, pantry cupboard and bar area—ideal for both everyday living and entertaining.

Across the upper floors are three generous bedrooms, all with air conditioning, bespoke fitted wardrobes and elegant finishes. Two luxury bathrooms have been recently refitted with premium materials, underfloor heating and newly fitted sash windows suitable for shower use.

The lower ground floor provides a large, highly usable basement with terracotta tiled flooring, industrial-style shelving and integrated drying space.





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

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