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Stortford Road, Hoddesdon, EN11 0AP |  
Offers in Excess of £550,000 | Freehold

## Stortford Road, Hoddesdon, EN11 0AP

This semi-detached property boasts three bedrooms and is ideally situated within walking distance of Rye House Railway Station. The spacious lounge/diner provides a perfect setting for entertaining guests, while the attractive kitchen/breakfast room offers a delightful space, the property also features a sitting room, a four-piece bathroom, playroom / study area, and a loft room, providing ample room for relaxation and work. The converted garage has been cleverly transformed into a home office space, catering to the needs of modern professionals, this space also offers the opportunity for conversion to an Annexe. The house benefits from double glazed windows and gas central heating, ensuring optimum comfort and energy efficiency. The property also boasts generous off-street parking, allowing for hassle-free parking arrangements. One of the standout features of this stunning home is the 80' south-east facing rear garden, which offers a tranquil retreat. Furthermore, the garden backs onto the New River, providing picturesque views and a serene ambiance. In summary, this property combines style, practicality, and convenience, making it an excellent choice for those seeking a comfortable and well-presented home.



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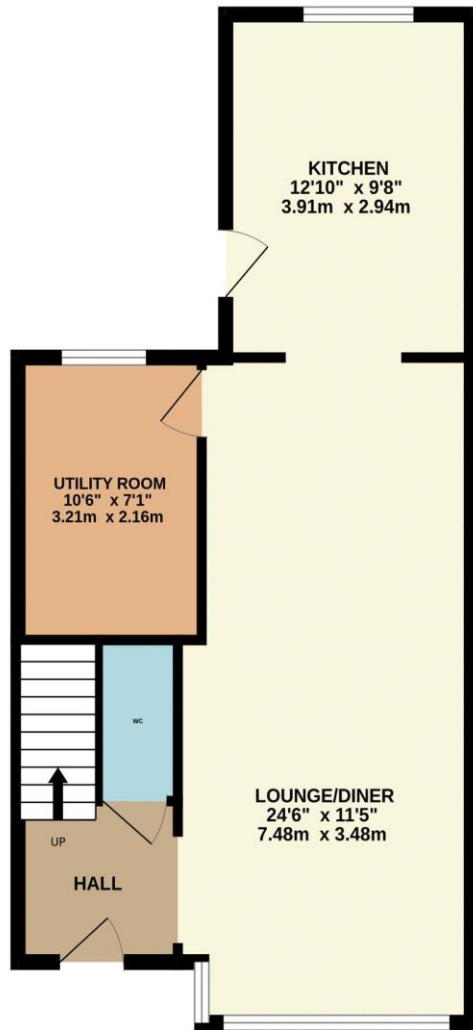
hoddesdon@paulwallace.co.uk

01992 466471

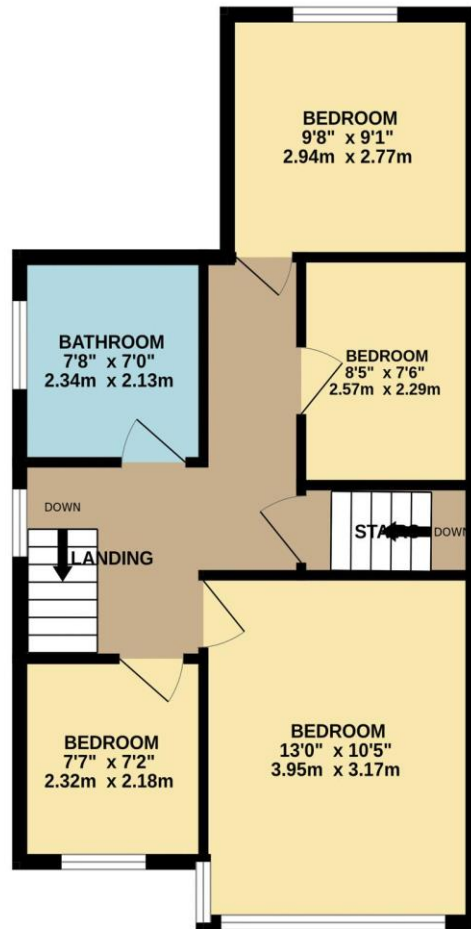




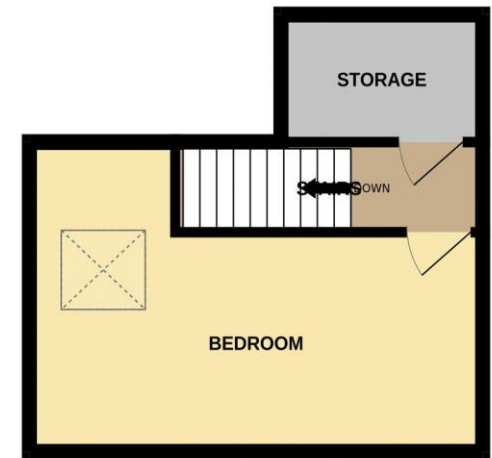
GROUND FLOOR  
547 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR  
511 sq.ft. (47.4 sq.m.) approx.



2ND FLOOR  
242 sq.ft. (22.5 sq.m.) approx.




TOTAL FLOOR AREA : 1299 sq.ft. (120.7 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.

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Registered Address: Unit 3 The Brookfield Centre, Cheshunt, Herts, EN8 0NN Company Registration Number: OC414280 | VAT Number: 276958046©2022 Paul Wallace Group LLP trading as Paul Wallace Estate Agents



### Paul Wallace Estate Agents

70 High Street  
Hoddesdon  
Hertfordshire  
EN11 8ET

 01992 466471

 [hoddesdon@paulwallace.co.uk](mailto:hoddesdon@paulwallace.co.uk)

 [www.paulwallace.co.uk](http://www.paulwallace.co.uk)



### Opening Times

Mon	9am to 6.30pm
Tues	9am to 6.30pm
Wed	9am to 6.30pm
Thurs	9am to 6.30pm
Fri	9am to 6.30pm
Sat	9am to 5.00pm
Sun	Closed

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. Potential buyers are advised to recheck the measurements.