



Ware Road, Hoddesdon, EN11 9EU |  
£475,000 | Freehold

 paulwallace

## Ware Road, Hoddesdon, EN11 9EU

Situated in close proximity to Rye House railway station and Hoddesdon Town Centre, this charming Victorian house boasts three bedrooms and an array of desirable features. The property's characterful exterior is complemented by a superbly appointed kitchen and a spacious bathroom, offering modern comforts within a traditional setting. Two reception rooms provide ample space for entertaining and relaxation, while the deceptively large garden offers a secluded outdoor retreat that is perfect for hosting social gatherings or simply unwinding in the fresh air. A detached garage, conveniently located to the rear of the property, provides secure parking and additional storage space. Furthermore, a side tunnel entrance adds an extra element of convenience to the layout of the home. With the added benefit of being chain free, this property presents a rare opportunity to acquire a period residence in a sought-after location, making it an ideal choice for families and professionals alike.

### Key features

- Excellent transport links with close proximity to Rye House railway station
- Walking distance to Hoddesdon Town Centre
- Offered chain free, charming Victorian house with characterful exterior
- Superbly appointed kitchen and spacious bathroom
- Two reception rooms for entertaining and relaxation
- Deceptively large garden for outdoor enjoyment
- Detached garage for secure parking and storage
- Convenient side tunnel entrance



 paulwallace  
estate agents

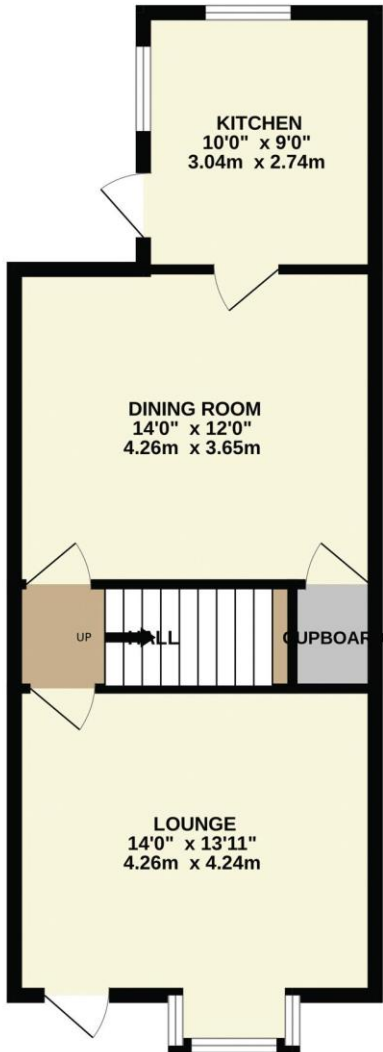
hoddesdon@paulwallace.co.uk

01992 466471

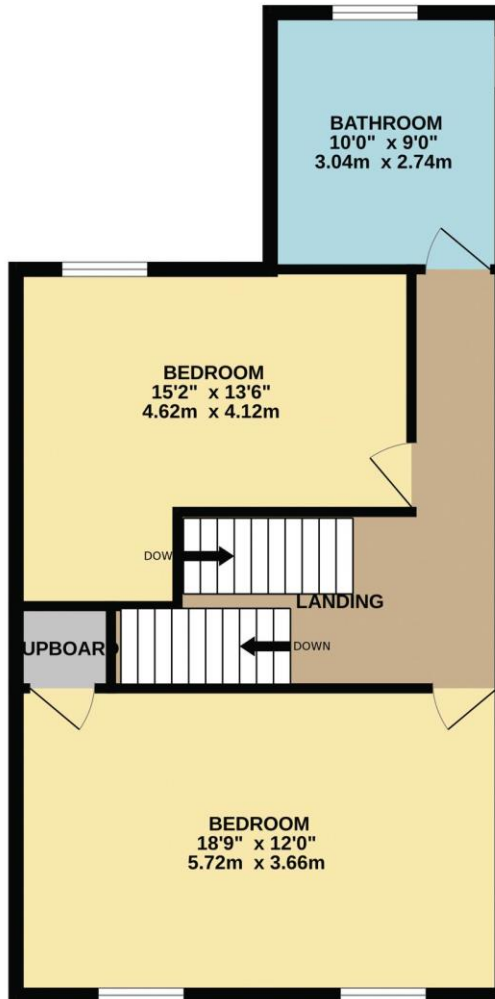




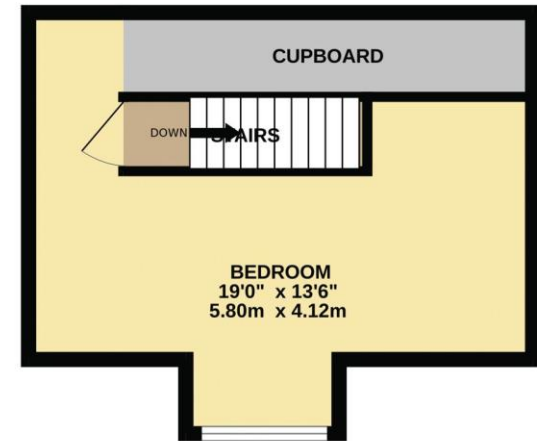
GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



2ND FLOOR  
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA : 1395 sq.ft. (129.6 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 ©2024



 paulwallace



 paulwallace

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

 paulwallace  
estate agents

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.