



 paulwallace

Riversmead, Hoddesdon, EN11 8DP |
£700,000 | Freehold

Riversmead, Hoddesdon, EN11 8DP

We are pleased to present this exquisite four double bedroom detached house located in a peaceful cul-de-sac. Situated within close proximity to the town centre and just a short walk away from Broxbourne station, this property offers convenience and tranquillity. Upon entering the residence, you will be struck by the stunning landscaped rear garden, featuring an immaculate artificial lawn. This outdoor space provides the perfect setting for relaxation or entertaining guests, while enjoying the picturesque views over the surrounding open countryside. Notably, the property also backs onto the New River, offering a serene atmosphere. Internally, this house boasts an exceptional kitchen/dining/sitting room, providing a spacious and contemporary area for cooking, dining, and relaxing with loved ones. The lounge is tastefully designed to offer a comfortable space for unwinding, while the ground floor cloakroom adds convenience to daily living. With great attention to detail, the superbly designed bathroom ensures a luxurious setting. Additionally, this property benefits from off-street parking and a garage that holds the potential for conversion, subject to the necessary planning permissions. In summary, this elegant four double bedroom detached house combines its coveted location, stunning landscaped garden, and beautiful views to create an enchanting and inviting home. With its exceptional kitchen, spacious rooms, and potential for expansion, this property would be ideal for those seeking a refined and formal living space.

Key features

- Stunning four double bedroom detached house
- Peaceful cul-de-sac location
- Close proximity to town centre and walking distance to Broxbourne station
- Picturesque views over open countryside and backing onto the New River
- Immaculate landscaped rear garden with artificial lawn
- Exceptional kitchen/dining/sitting room for modern living
- Off-street parking and potential to convert the garage (subject to planning)
- Superb bathroom for a luxurious bathing experience



 paulwallace
estate agents

hoddesdon@paulwallace.co.uk

01992 466471





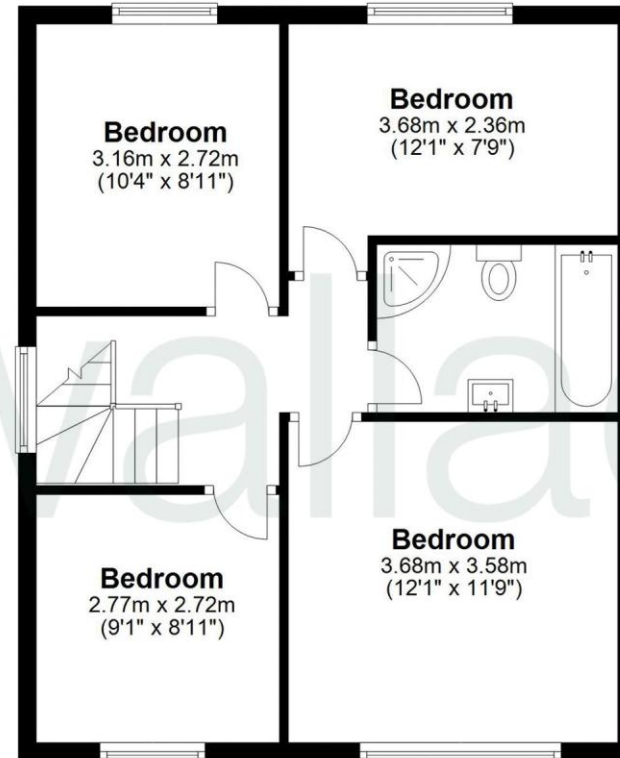
Ground Floor

Approx. 78.8 sq. metres (848.1 sq. feet)



First Floor

Approx. 52.1 sq. metres (560.9 sq. feet)



Total area: approx. 130.9 sq. metres (1409.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk







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



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



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.