



High Wood Road, Hoddesdon, EN11 9AU

This extended three / four-bedroom link-detached family home offers an array of appealing features and significant potential for further expansion (subject to planning permission). Situated in this sought-after location, the property boasts a generous carriage-style driveway accommodating up to six vehicles, providing both convenience and ease of access, along with a 60' rear garden mostly laid to lawn with patio and mature trees. Upon entering, you are greeted by an impressive entrance hall that leads into a spacious kitchen and a separate dining room, ideal for entertaining guests, while the bright lounge seamlessly connects to a study, creating an inviting atmosphere for relaxation or work. The ground floor also features a spacious fourth bedroom with an en-suite shower room and W.C., offering flexibility for guests or multi-generational living. On the first floor, you will find three additional well-proportioned bedrooms and a modern four-piece family bathroom, ensuring ample accommodation for a growing family. The property also includes a garage, which presents the potential for conversion should you desire additional living space. With double-glazed windows and gas central heating, this home combines comfort with practicality. It is conveniently located approximately 1.5 miles from Rye House railway station, making it an excellent choice for commuters.

- Three / four bedrooms with potential for further extension (STPP)
- Extensive 60' rear garden
- Spacious kitchen and separate dining room for entertaining
- Ground floor bedroom with en-suite shower room/W.C.
- Generous carriage-style driveway accommodating up to 6 vehicles
- Bright lounge with access to study area
- Garage with potential for conversion, double glazing, and gas central heating

Property Information

Tenure Freehold, Council Tax E, EPC Rating D

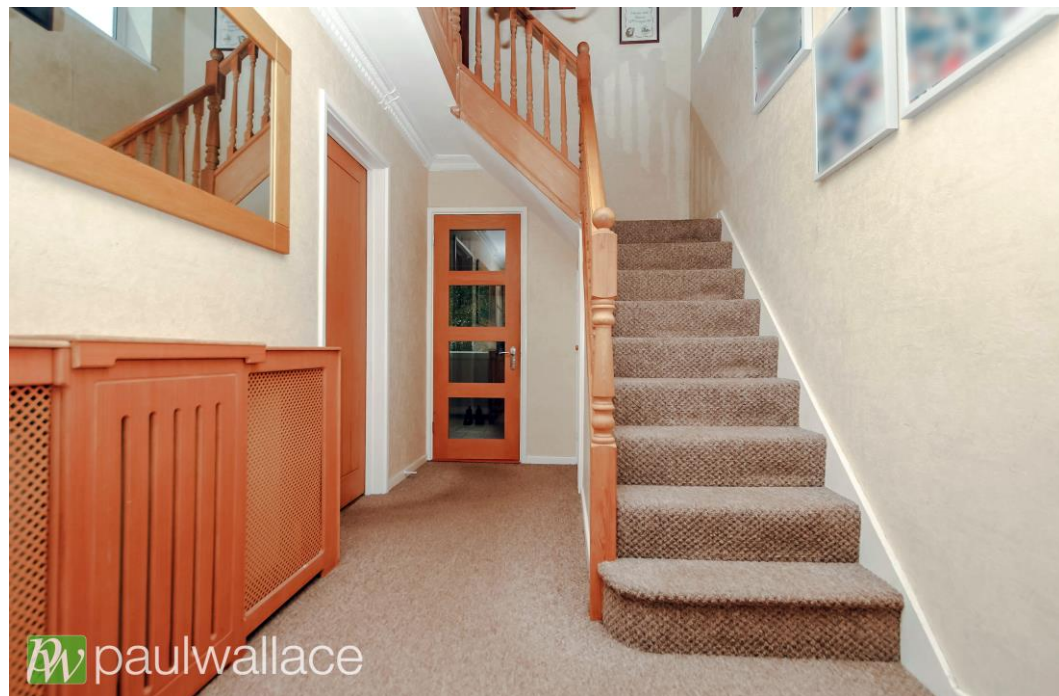
Local Authority Broxbourne Borough Council



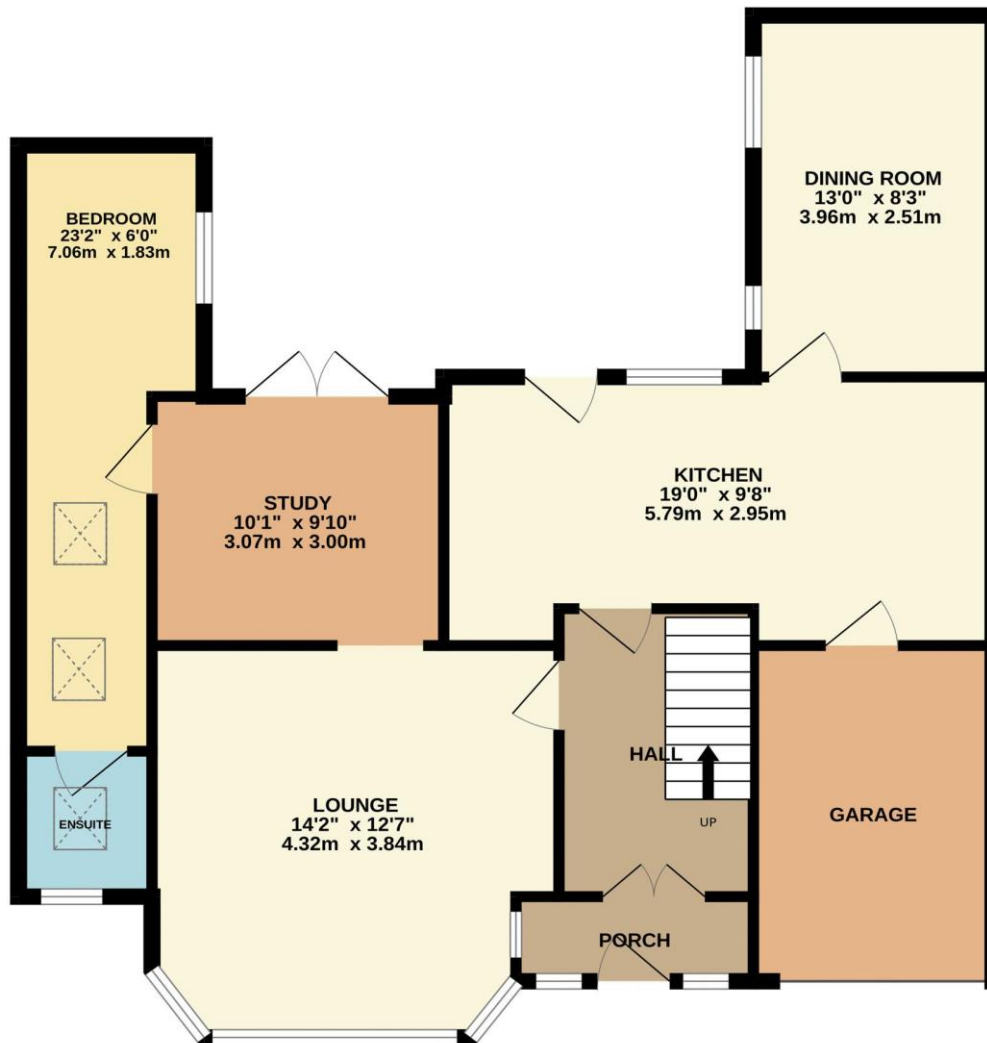
hoddesdon@paulwallace.co.uk

01992 466471

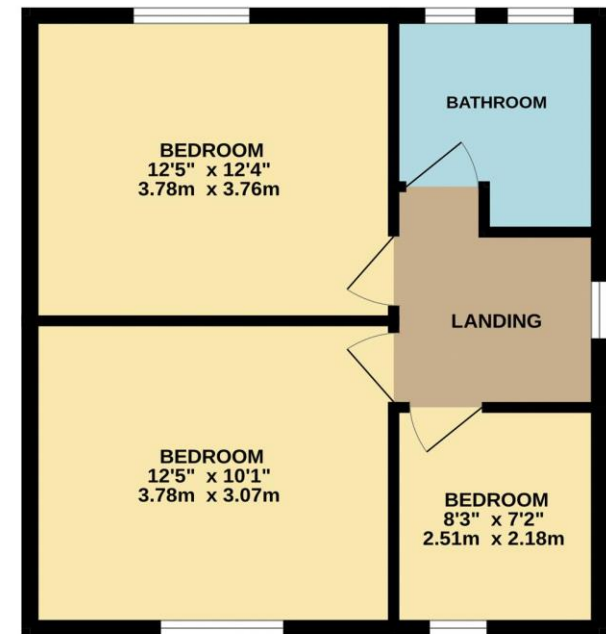




GROUND FLOOR
896 sq.ft. (83.2 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1331 sq.ft. (123.6 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.

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Paul Wallace Estate Agents

70 High Street
Hoddesdon
Hertfordshire
EN11 8ET



01992 466471



hoddesdon@paulwallace.co.uk



www.paulwallace.co.uk



Opening Times

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Sat	9am to 5.00pm
Sun	Closed



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