





## The Myth, Yewlands, Hoddesdon, EN11 8BU

Located in the sought-after Yewlands, The Myth is an elegant, detached residence built in 1929, approaching 3000 ft<sup>2</sup> and occupying a generous plot of approximately half an acre. Offered chain free, this substantial 4/5-bedroom period property boasts a sprawling 145-foot, south east facing rear garden that backs directly onto the picturesque New River, offering serene waterside views and a tranquil setting, and features dual gated entrances at the front with ornate wrought iron railings—a sweeping in-and-out driveway plus a separate pedestrian access. Brimming with potential for expansion (subject to planning consent), this home invites transformation while remaining perfectly liveable in its current condition. Step inside to discover an impressive entrance hall, expansive living room, an extensive dining area, and a modern kitchen. The bedrooms impress with their generous proportions. Perfectly positioned, this residence is just a short stroll from the vibrant town centre and Broxbourne railway station, blending convenience with timeless charm.

### Key features

- Striking 1929-built detached home in prestigious Yewlands
- Dual gated access with in-and-out driveway and pedestrian entry
- Well-proportioned interiors, ready for updating yet comfortably liveable
- Four/five bedrooms offering flexibility and comfort
- Generous circa 0.5-acre plot with a 145ft south east facing, private garden, backing directly onto the picturesque New River
- Vast potential for extension or redevelopment (subject to planning)
- Impressive entrance hall leading to spacious living and dining spaces
- Prime location, close to town centre and Broxbourne station

### Property Information

Tenure  
Freehold  
H



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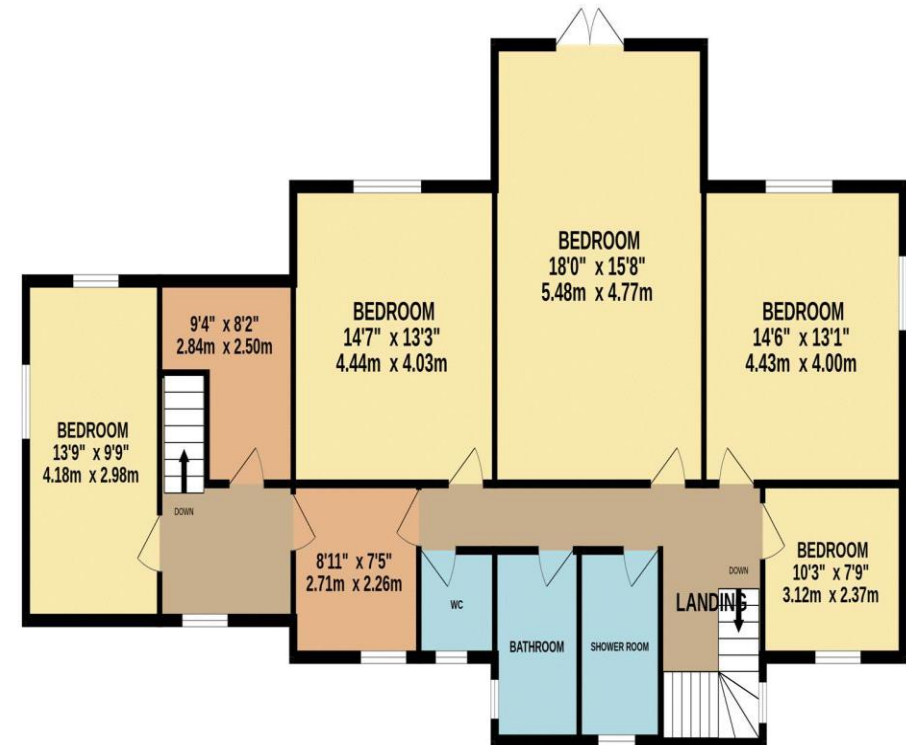




GROUND FLOOR  
1530 sq.ft. (142.1 sq.m.) approx.



1ST FLOOR  
1392 sq.ft. (129.4 sq.m.) approx.



TOTAL FLOOR AREA : 2922 sq.ft. (271.5 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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### 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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