



**WESTWOODLEBER**  
LET US GUIDE YOU HOME

Avenue Road, Hoddesdon, EN11 0BA  
£1,250,000





## Avenue Road, Hoddesdon, EN11 0BA

Westwood Leber is delighted to present to the market this exquisite family home. Nestled at the end of a private road, this bespoke property features a stunning 145-foot west-facing rear garden that backs onto the River Lee. Additionally, it borders one of Broxbourne's sailing club lakes and boasts a sunny south-facing balcony, ideal for enjoying a summer afternoon.

Built to uncompromising standards, this remarkable residence offers open and airy accommodations while maintaining a warm and inviting atmosphere. With a spectacular 36' x 31' open-plan kitchen, sitting, and dining room, it's perfect for entertaining guests, hosting parties, and celebrating the holiday season. If hosting becomes too much to handle, you can always take a short stroll to the nearby Fish and Eels Public House.

Enjoying the best of both worlds, this property is surrounded by beautiful countryside, with scenic bridleways and picturesque riverside and lakeside walks. Yet, it remains conveniently close to major road networks, a choice of British Rail Stations, and several highly regarded schools.

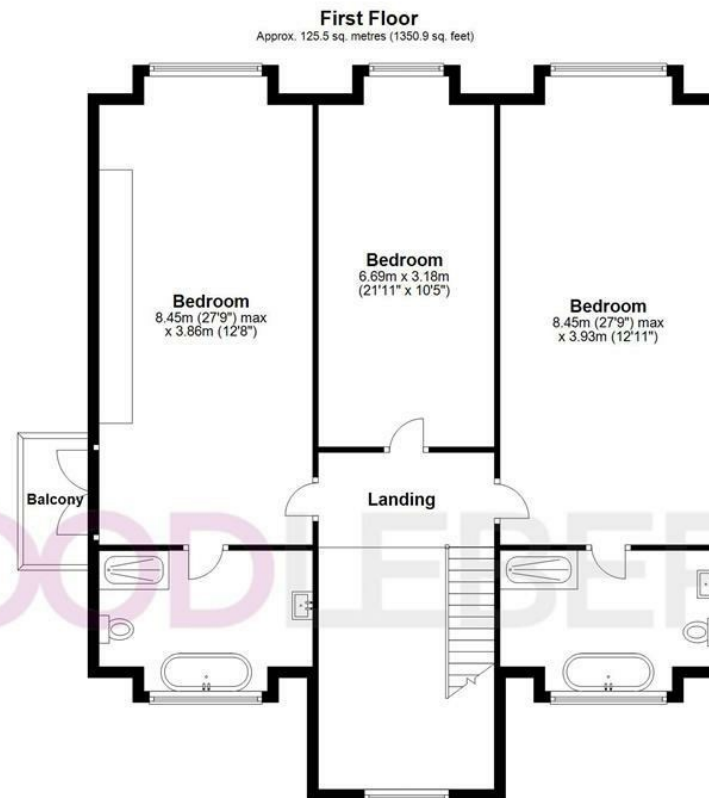
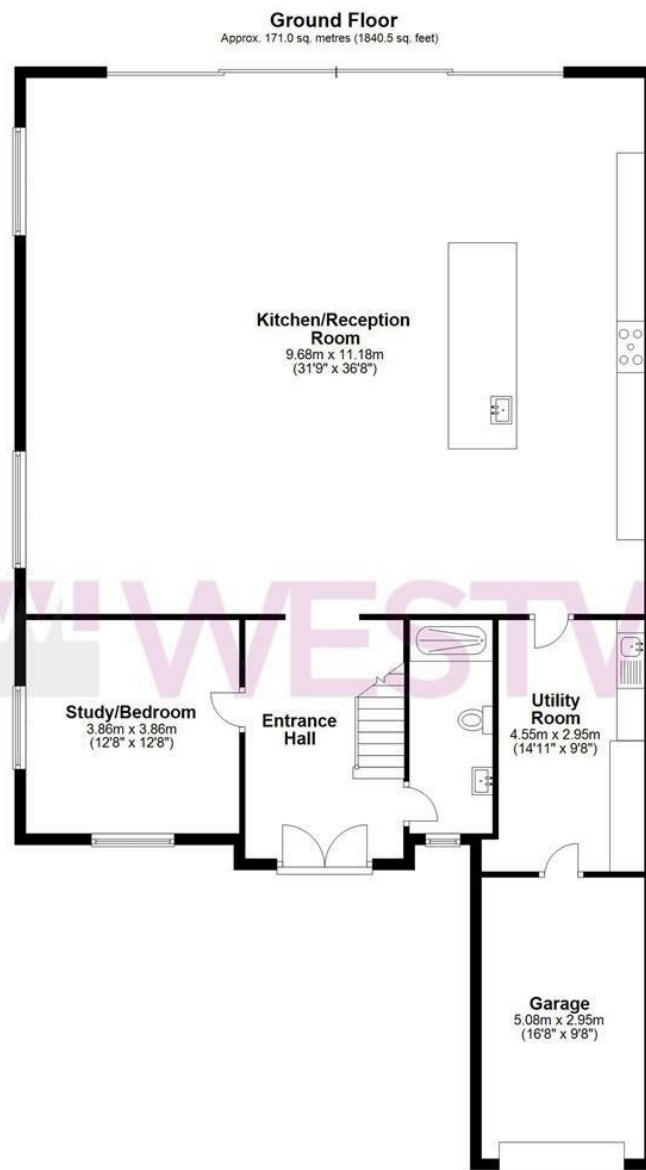
Viewing is Highly Recommended.





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Total area: approx. 296.5 sq. metres (3191.4 sq. feet)

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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