





## Walers Way, Hoddesdon, EN11 9LH

Westwood Leber are delighted to bring to the market this fantastic and rarely available three-bedroom detached family home, situated on a highly sought-after residential road, perfectly located for access to excellent schools and within walking distance of Rye House Station.

This well-extended property offers deceptively spacious ground floor accommodation, including a kitchen/dining room, utility room, W/C, and a large living room. On the first floor, there are three well-sized bedrooms, a family bathroom, and an en-suite to the main bedroom.

Externally, the property benefits from a generously sized rear garden and off-street parking and garage to the rear.

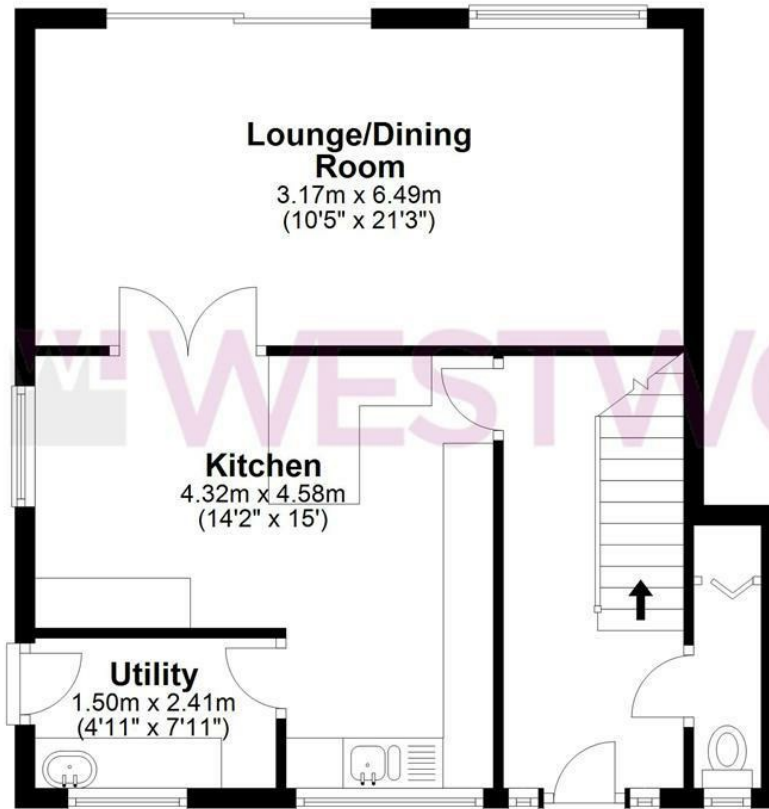


**WESTWOODLEBER**

**WESTWOODLEBER**  
LET US GUIDE YOU HOME

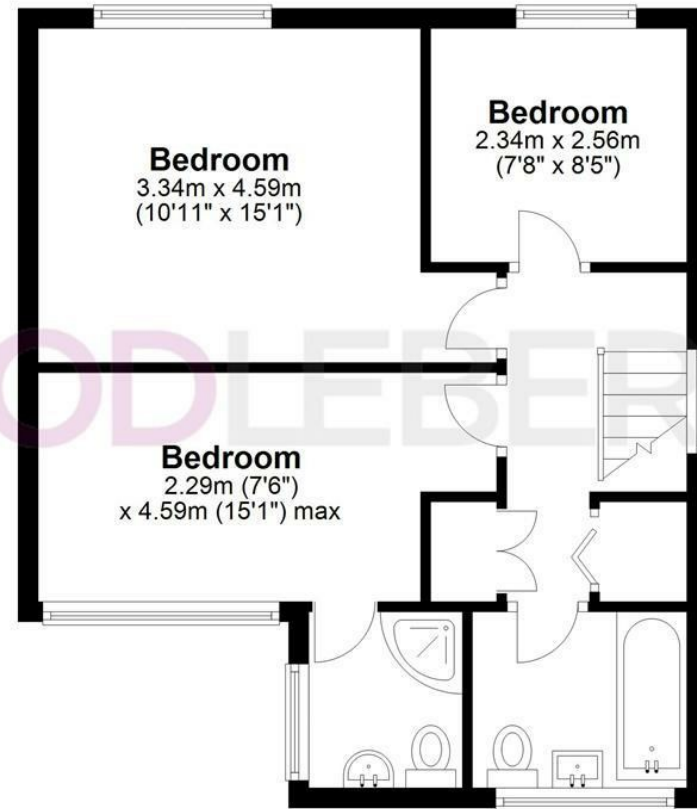
## Ground Floor

Approx. 51.2 sq. metres (551.5 sq. feet)



## First Floor

Approx. 44.2 sq. metres (475.4 sq. feet)



Total area: approx. 95.4 sq. metres (1026.9 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.

Property marketing provided by [www.fotomarketing.co.uk](http://www.fotomarketing.co.uk)









