



# Lullingfield Yewlands, Hoddesdon

Guide Price £1,400,000



*pc.*  
**PETER CUFFARO**  
ESTATE AGENTS



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## Lullingfield Yewlands

Hoddesdon, Hoddesdon

Nestled in the heart of an exclusive neighbourhood, this remarkable Five bedroom detached family home presents a rare opportunity to own a property on one of the most prestigious roads locally.

Council Tax band: H

Tenure: Freehold

- Gated Dwelling In the Most Prestige Road Locally
- Five Bedroom Detached Family Home
- Four Bathrooms Includes Two En-Suites
- Two Lounges
- Kitchen/Breakfast Room
- Swimming Pool
- Approximately 0.7 Acre of Grounds
- Two Double Garages
- Approximately 4100sqft including Outbuildings
- Potential for Development STPP



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### Entrance Hallway

23' 7" x 6' 4" (7.18m x 1.92m)

### Lounge

26' 4" x 16' 11" (8.03m x 5.16m)

### Snooker Room

32' 2" x 18' 0" (9.81m x 5.48m)

### Living Room

14' 0" x 12' 11" (4.27m x 3.94m)

### Playroom

14' 7" x 12' 1" (4.44m x 3.68m)

### Kitchen/Breakfast Room

21' 4" x 13' 10" (6.49m x 4.21m)

### Utility Room

9' 8" x 6' 4" (2.94m x 1.93m)

### Shower Room/WC

9' 10" x 2' 11" (3.00m x 0.89m)

### Bedroom One

16' 5" x 13' 0" (5.00m x 3.95m)



### En-Suite Shower Room

14' 0" x 12' 0" (4.27m x 3.67m)

### Bedroom Two

13' 10" x 11' 2" (4.21m x 3.41m)

### En-Suite Bathroom

11' 3" x 6' 9" (3.42m x 2.06m)

### Bedroom Three

13' 7" x 11' 9" (4.15m x 3.58m)

### Bedroom Four

14' 8" x 9' 8" (4.47m x 2.94m)

### Bedroom Five

10' 8" x 8' 10" (3.24m x 2.70m)





Floor 1



Floor 2

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Approximate total area<sup>(1)</sup>

3178.36 ft<sup>2</sup>  
295.28 m<sup>2</sup>

Reduced headroom

20.08 ft<sup>2</sup>  
1.87 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(Below 1.50m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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