



Shepherds  
Property Sales & Lettings



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Hertford Road | Woollens Brook, Hoddesdon | EN11 9BN | £835,000





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# Hertford Road | Woollens Brook, Hoddesdon | EN11 9BN

Nestled on Hertford Road in Woollens Brook, Hoddesdon, is this remarkable detached family home that exudes charm and elegance. Dating back to the 1930s, this property has been lovingly maintained and expanded over the years to create a stunning residence that is sure to captivate all who enter.

Boasting three reception rooms and five bedrooms spread across 2,766 approx.sq ft, the house offers ample space for comfortable living. The property features three bathrooms, ensuring convenience and privacy for all residents. The bright and spacious reception hall sets the tone for the rest of the house, leading to a triple-aspect sitting room with doors that lead outside to the multi level balconies, a kitchen/breakfast room, a laundry room, and a family room that can also serve as a sixth bedroom if desired.

The principal suite comes complete with an en suite bathroom, providing a luxurious retreat within the home. Additionally, there are four more well-appointed bedrooms and a family bathroom, all designed with comfort and style in mind. Gas central heating and double glazing throughout ensure year-round comfort and energy efficiency.

One of the standout features of the home is the generous parking available, with space for up to seven vehicles. The wide driveway and garage/storeroom provide ample storage and convenience for busy families. The secluded gardens, sprawling over a third of an acre. Situated within easy reach of the charming market towns of Hertford and Hoddesdon, residents will enjoy a plethora of amenities and excellent schools, colleges, and academies in the vicinity. With convenient transport links by road and rail, commuting is a breeze for those who call the property home.

For those in search of a truly exceptional family home with substantial grounds and impeccable accommodation, for any growing family or multi generational family with the large garden being ideal for family parties for a game of football or badminton. Under the Decked balconies there is access to a storage area.

## Services Connected

Mains water gas and electricity are connected. The property also has a private drainage system.

We understand that planning Permission was requested for a front extension which was granted subject to conditions the application was 07/20/1085 HF.

- 1930s Extended Detached Property
- Plot Approx 0.37 of an Acre
- 5 / 6 Bedrooms
- 3 Reception Rooms
- 3 Bathrooms (1 is an En-Suite)
- Kitchen / Breakfast Room
- Large Laundry Room
- Semi Subterranean Storage Area
- Gas Central Heating
- Private Drainage System



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Entrance Door	Laundry Room	Bedroom Four
Entrance Hallway	18'2 x 7'2	11'6 x 9'9
13'8 x 9'4	Bedroom Suite One	Bedroom Five
Shower Cloakroom	12'4 x 12'1 + wds	13'3 x 6'11
8'4 x 8'2	En-Suite Bathroom	Exterior
Living Room	6'6 x 6'5	Front Driveway
23'2 x 16'6 max	First Floor landing	Double Garage
Dining Room	Bedroom Two	18'3 x 14'6
23'2 x 8'6	18' x 12'6	Rear Garden
Family Room/ Bed 6	Family Bathroom	Subterranean Storage Area
11'11x 10' inc wds	9'2 x 5'9	16'6 x 14'8
Kitchen/ Breakfast Room	Bedroom Three	Summer House
20'5 x 11'5	17' x 10'1	





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**Tenure:** Freehold  
**Council:** Broxbourne Borough  
**Tax Band:** F





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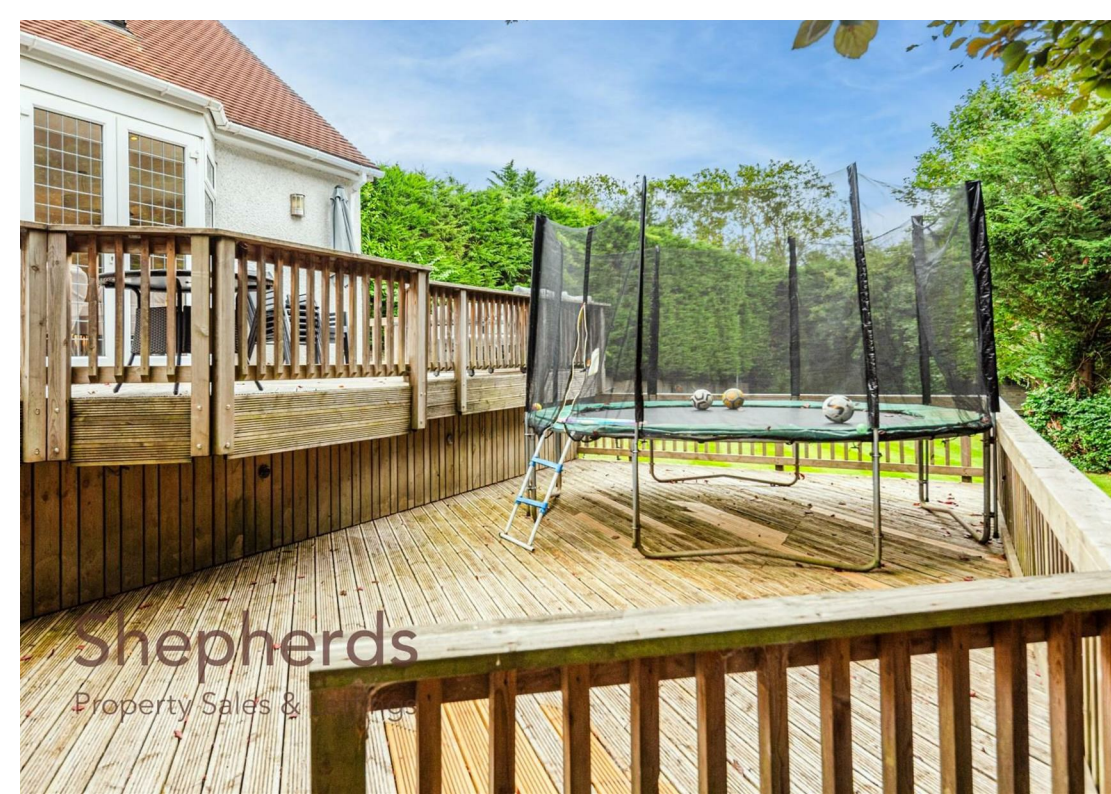


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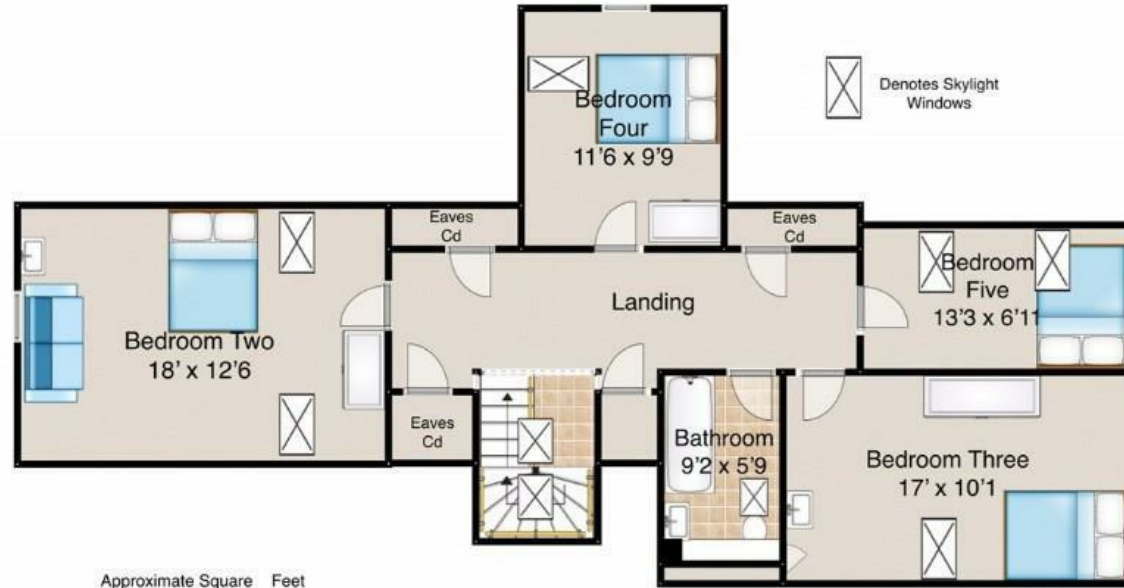




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Hertford Road  
Hoddesdon

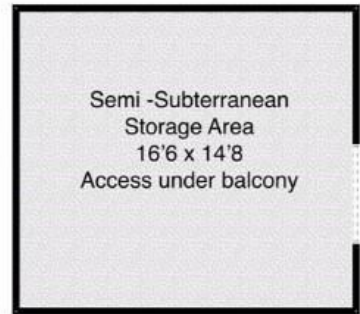


Denotes Skylight Windows



Approximate Square Feet	Feet
House no eaves cds	2260
Garage.	265
Subterranean Storage.	241
<b>Total Apprx. Sq Ft.</b>	<b>2766</b>

This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and will not be included in any contract. This floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd.



Semi-Subterranean Storage Area  
16'6" x 14'8"  
Access under balcony





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### **CHESHUNT**

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351

Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

### **HODDESDON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044

Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)

**FINE & COUNTRY**

