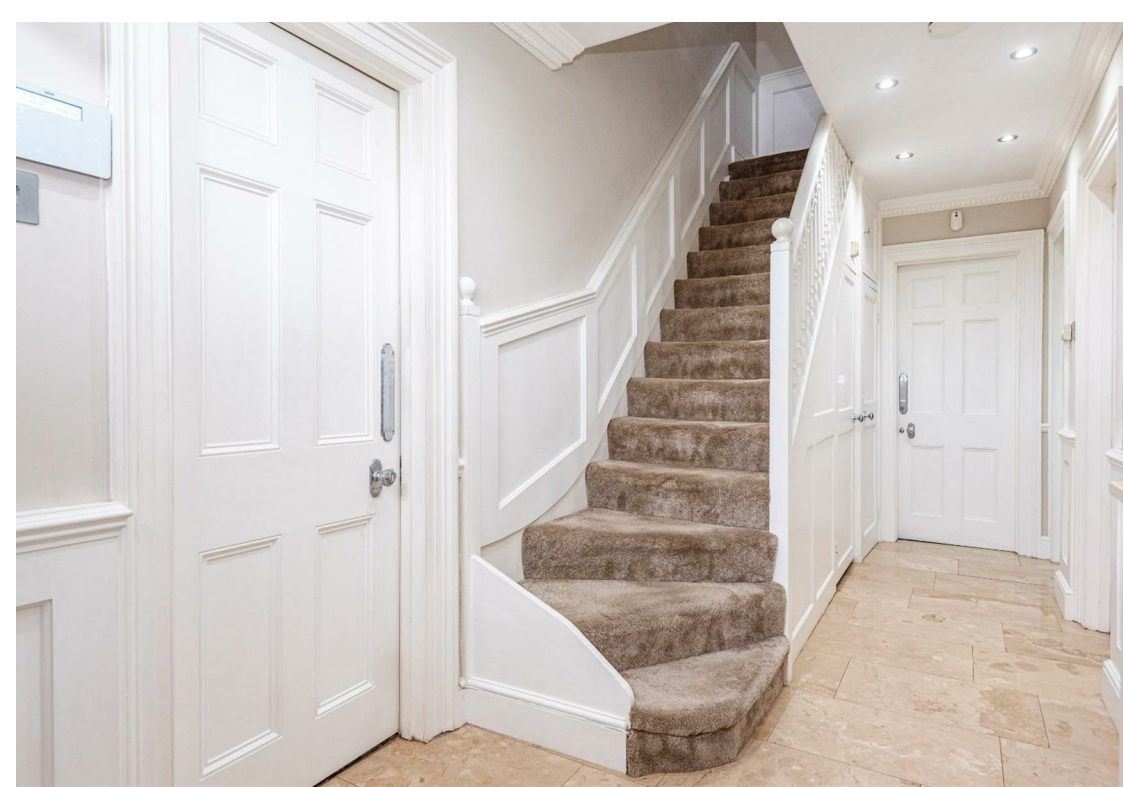




FINE & COUNTRY

Stanstead Road | Hoddesdon | EN11 0QW | £1,150,000





# Stanstead Road | Hoddesdon | EN11 0QW

Nestled on Stanstead Road in Hoddesdon, this detached house from the 1930s offers a charming blend of character and modern amenities. Boasting 3 reception rooms, 5 bedrooms, and 3 bathrooms across 2095 sq ft, this property is a spacious haven for families.

As you step inside, you are greeted by a large hallway leading to a beautifully designed cloakroom with a shower, a generous living room, a dining room, and a stunning Italian chef's kitchen equipped with high-end appliances. The highlight of the ground floor is the large orangery/conservatory that seamlessly connects the indoor space with the landscaped garden, perfect for entertaining or simply relaxing in style.

Upstairs, you'll find 5 bedrooms, including one with an en-suite shower room and one with a balcony. The family bathroom is not your average as it features a fitted TV. Ladder access to a boarded loft, offering potential for expansion with the right planning permissions.

Outside, the property impresses with parking for 3 vehicles, a garage, and a rear garden that is a true oasis. The landscaped garden features a large swimming pool with a low fenced surround, well-stocked border areas with an irrigation system. The bottom of the garden is a leased garden space from the Water board where the owners have built a patio with a summer house and BBQ kitchen, ideal for al fresco dining. For nature lovers, a gate at the rear opens to riverside walks along the New River.

This chain-free property offers a mix of underfloor heating and radiators, adding to the comfort of the home. With single-glazed windows, the house retains its original character while being within walking distance of local schools and the train stations at Stanstead Abbots and Hoddesdon, making commuting a breeze.

Don't miss the opportunity to own this unique property that combines history, comfort, and outdoor living in a desirable location.

Nearest stations:

St. Margarets (Herts) (0.6 miles) Rye House (0.8 miles) Roydon (1.6 miles)  
measured in a direct line from the centre of the postcode

Services Connected

Mains Gas, Electric, water and Sewage.

The property is set in a Private Road and the owners own the area of Driveway in front of their wall (neighbours have a right of way across this area)

The licence area at the back of the garden costs the present owners £82 per year to use

- 5 Bedrooms
- 3 Reception Rooms
- Landscaped Rear Garden
- Detached House
- Stunning Kitchen/ Breakfast Room
- Swimming Pool & Summer House
- 3 Bathrooms
- Backing On To New River
- Balcony & BBQ Kitchen





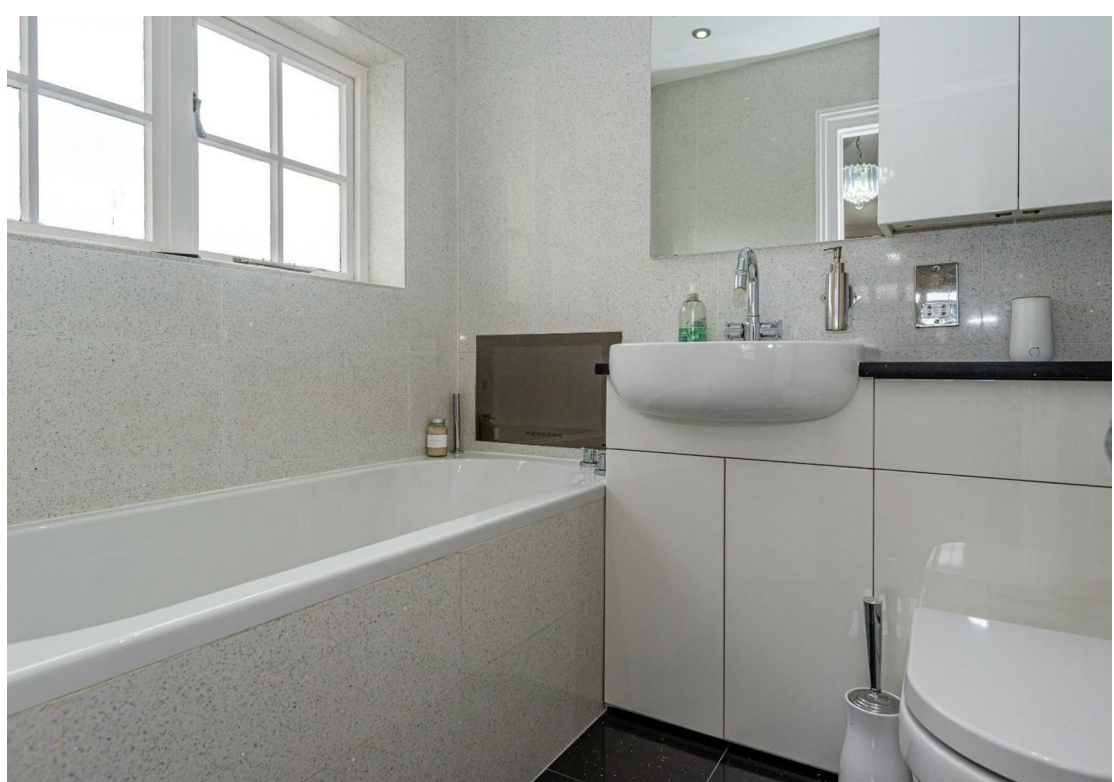
**Disclaimers:** 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

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Tenure: Freehold  
 Council: East Herts District Council  
 Tax Band: G





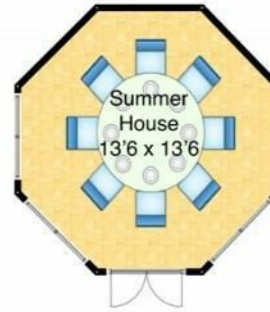
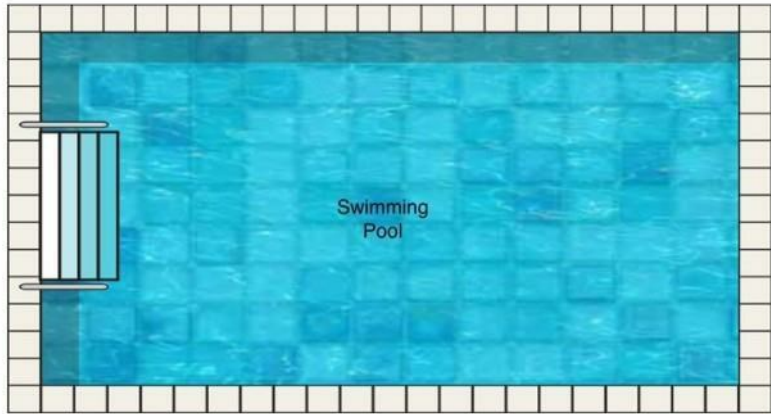








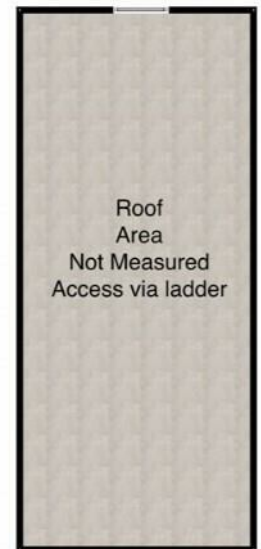
Stanstead Road  
Hoddesdon



House.	2095
BBQ.	70
Summer House.	149
Garage	145
Total Approx Sq ft. 2459	



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





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