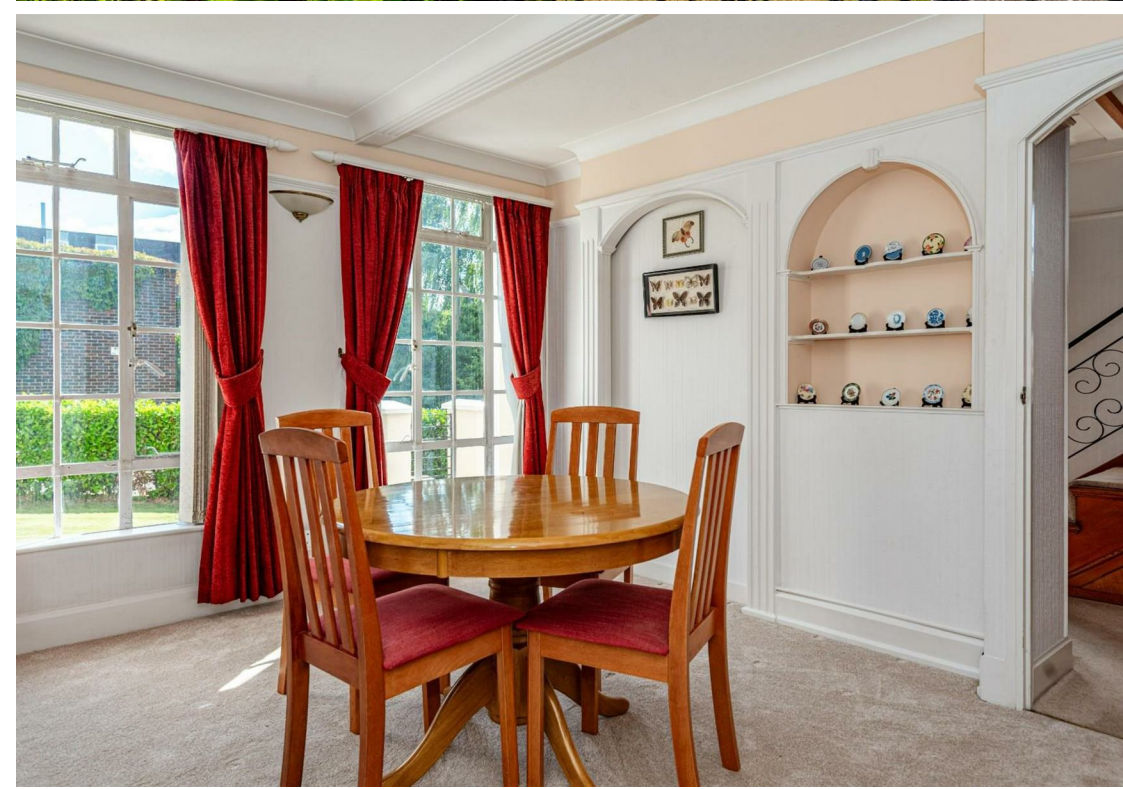
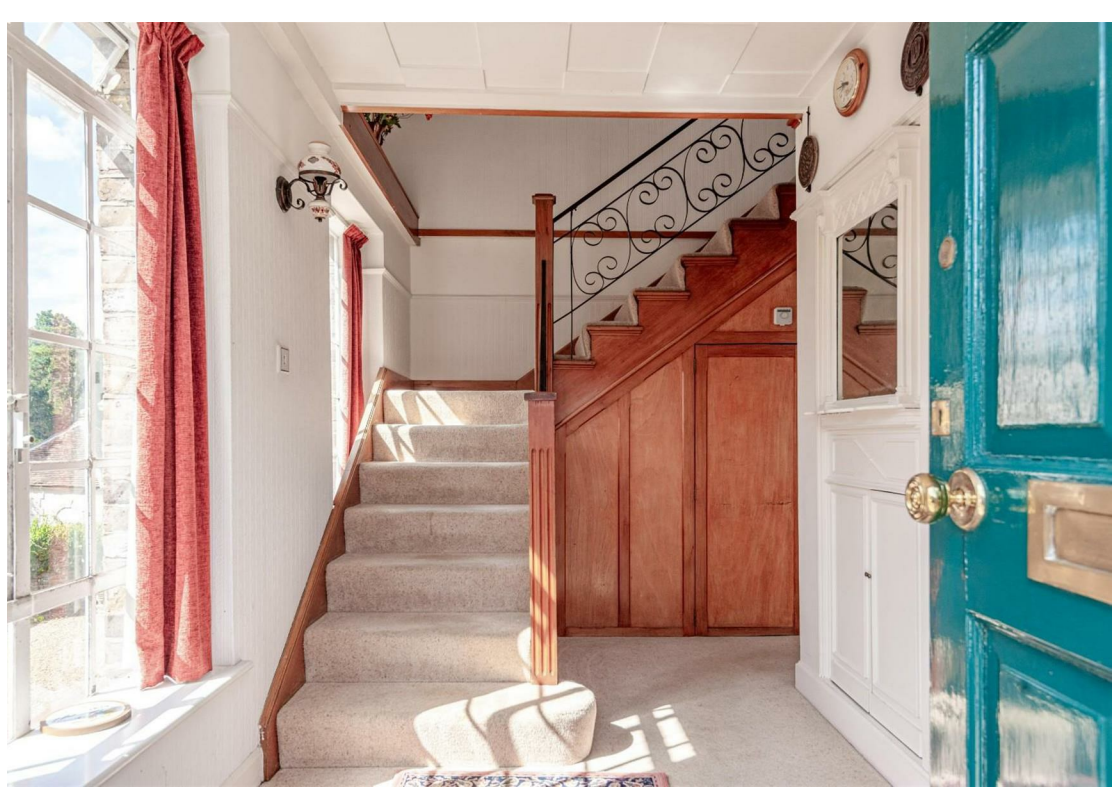




FINE & COUNTRY

Woodlands Close | Hoddesdon | EN11 8AY | £739,995





Woodlands Close | Hoddesdon | EN11 8AY

An individual property within the heart of Hoddesdon Town. This character grade 11 listed detached house is arranged over 3 Floors with a detached annex cottage. The two main two bedroom house has a whole semi basement area that has potential to convert into further living accommodation subject to planning permissions.

An external, turning staircase leads up to a front door flanked by pillars. The large front door opens into an entrance hall with low-lying windows that have a front-facing aspect. A staircase progresses up to the first floor and an archway leads into the dining room. The dining room offers flexible usage and in turn grants access to the living room and kitchen, respectively. The living room has a wealth of light with windows at either end of the room and the principal aspect, out over the enclosed driveway, being south facing. The kitchen offers wall and base mounted units along either side that lead down to the courtyard vestibule. The vestibule has a door out to the front of the plot and a set of double doors that open into an internalized courtyard. Up on the first floor, two double bedrooms stem off of a central landing. Both bedrooms are serviced by a bathroom with separate bathing and showering facilities. In addition to the bathroom, there is a stand-alone W/C located across the hallway.

The basement space access is positioned along an external wall within the enclosed driveway area. Whilst considered a basement, due to the staggered topography, it is located at ground level. The space offers a wealth of opportunity, with the door opening into a central room and four other rooms positioned in either corner.

The property is approached via a treelined road. It is within a short riverside walk to Broxbourne Station and is a stone's throw from Hoddesdon Town Centre. A set of wrought-iron double gates open into an extensive enclosed gravel driveway. Subject to an incoming owner's needs, some of this driveway space could be sacrificed to offer additional garden/lawn. Tucked behind the house and detached cottage annex is a deep, raised flower bed. A pedestrian gate from the enclosed driveway leads to the other side of the plot. The area is largely laid to lawn with a few large evergreen trees and a well-maintained hedgerow along the boundary. A turning staircase leads up to the front door.

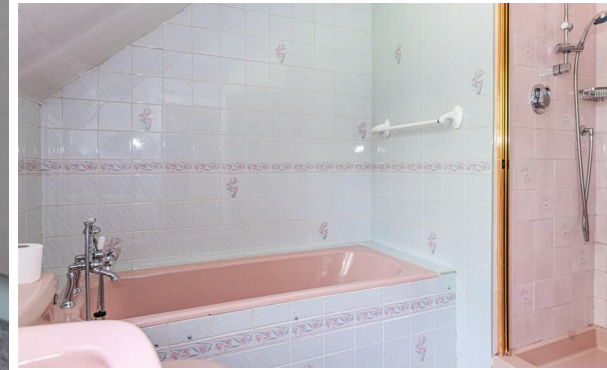
The detached cottage annex is comprised of a downstairs bathroom, living / dining area, kitchen and an upstairs double bedroom.

Connected Services


Mains water, electricity and gas are connected. The property has access to a private treatment plant which is shared with a neighbour. The area of land in front of the house is a private driveway which has rights of way for this property.

- Grade 11 Listed Property
- Detached House with Potential
- Close to the Town Centre
- Detached Annex
- Basement Storage
- Large Gated Driveway
- Garden & Courtyard
- Gas Central Heating
- Historic Building





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.

 2
  2
  3
  G

Tenure: Freehold
 Council: Broxbourne Borough
 Tax Band: G











Woodlands Close, Hoddesdon

First Floor



Annex Cottage



Ground Floor



Lower Ground/ Basement



Ceiling Height
7'1 approx



This floor plan is for guidance only and may not be accurate. Fine & Country have added furnishings for guidance 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 and Country Hoddesdon.



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