



FINE & COUNTRY

Hertford Road | Hoddesdon | EN11 9BN | Offers In The Region Of
£1,250,000





Hertford Road | Hoddesdon | EN11 9BN

Nestled in the charming area of Woollens Brook, Hoddesdon, this remarkable period detached property sits within an expansive plot approaching 0.70 acres. The original property itself dates to 1880 and boasts an impressive 2,297 square feet, making it ideal for families or those who enjoy entertaining. This is a unique opportunity for those seeking a blend of historical character with the benefits of modern living.

Upon entering, you are greeted by an entrance hall that sets the tone for the rest of the home; with high ceilings, plastered panelling, art-deco lighting, modern cast-iron radiators, and herringbone Amtico Flooring throughout, no expense has been spared. The ground floor features a well-appointed kitchen/breakfast room, perfect for casual dining, alongside a spacious sitting / dining room. This room offers opportunity to knock through for a more open-plan layout. Modern essentials are covered with the large utility room and a shower/cloakroom. The utility room holds the recently fitted state of the art Bosch Worcester Boiler System and has access to the lower garden area. A magical walled garden perfect for the gardening enthusiast.

The living room is a real highlight of the home where you will find a picturesque view of the land including the distant forest tree tops, a view that can really be appreciated day or evening. With 5 meters of bi-fold doors, the whole room can open onto the patio and garden. There is also a working fireplace with a modern tile finish, for those cosy winter months.

Moving upstairs you will find the landing with double height ceilings, a grand chandelier and the Amtico Flooring continuing. There are four generously sized bedrooms, serviced with the family bathroom, all of which have been fitted with the cast iron radiators and luxury carpets. The principal bedroom occupies half of the upstairs with views reaching over the plot and into the surrounding grassland and woodland. This room has the bonus of an en-suite shower room.

Externally, the property can really be appreciated for what is on offer. The plot nears 0.70 acres with enough space to entertain, grow plants, play football or just watch the world go by. Extensive parking is also available with a driveway that can easily accommodate up to 10 cars. Off to the side, there is a concrete sub base with potential for an annexe or outbuilding (stpp), with services already connected.

Throughout the exterior of the property is a state-of-the-art camera system which can be viewed through your phone, or the television in the master bedroom. In the interior, throughout is a zoned alarm sensor system which can be set, by remote control. The system was specially designed for the property rather than off the shelf alarm system.

The location is particularly appealing for families, as it is ideally situated down the road from Haileybury College, making school runs a simple affair. Rye House, Broxbourne and Hertford East Train Stations are all within driving distance for commuters. For evenings out or weekend coffees, Hertford is down the road and offers local coffee shops, restaurants and bars.

This individual detached house, with its’ rich history and spacious layout, offers a wonderful opportunity to create lasting memories in a beautiful setting. Whether you are looking for a family home or a place to entertain, this home is sure to impress.

The property is hidden behind a gated driveway which is shared with one other property.

Services:

The property is connected to mains water, gas, electricity and has a private bio mass septic tank.

- Extended Detached House
- Gas Central Heating
- Gated Driveway
- 5 Double Bedrooms
- Approaching 0.7 Acres
- Large Driveway
- 3 Reception Rooms
- 3 Bathrooms
- Chain Free Sale





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: Broxbourne Borough
Tax Band: G



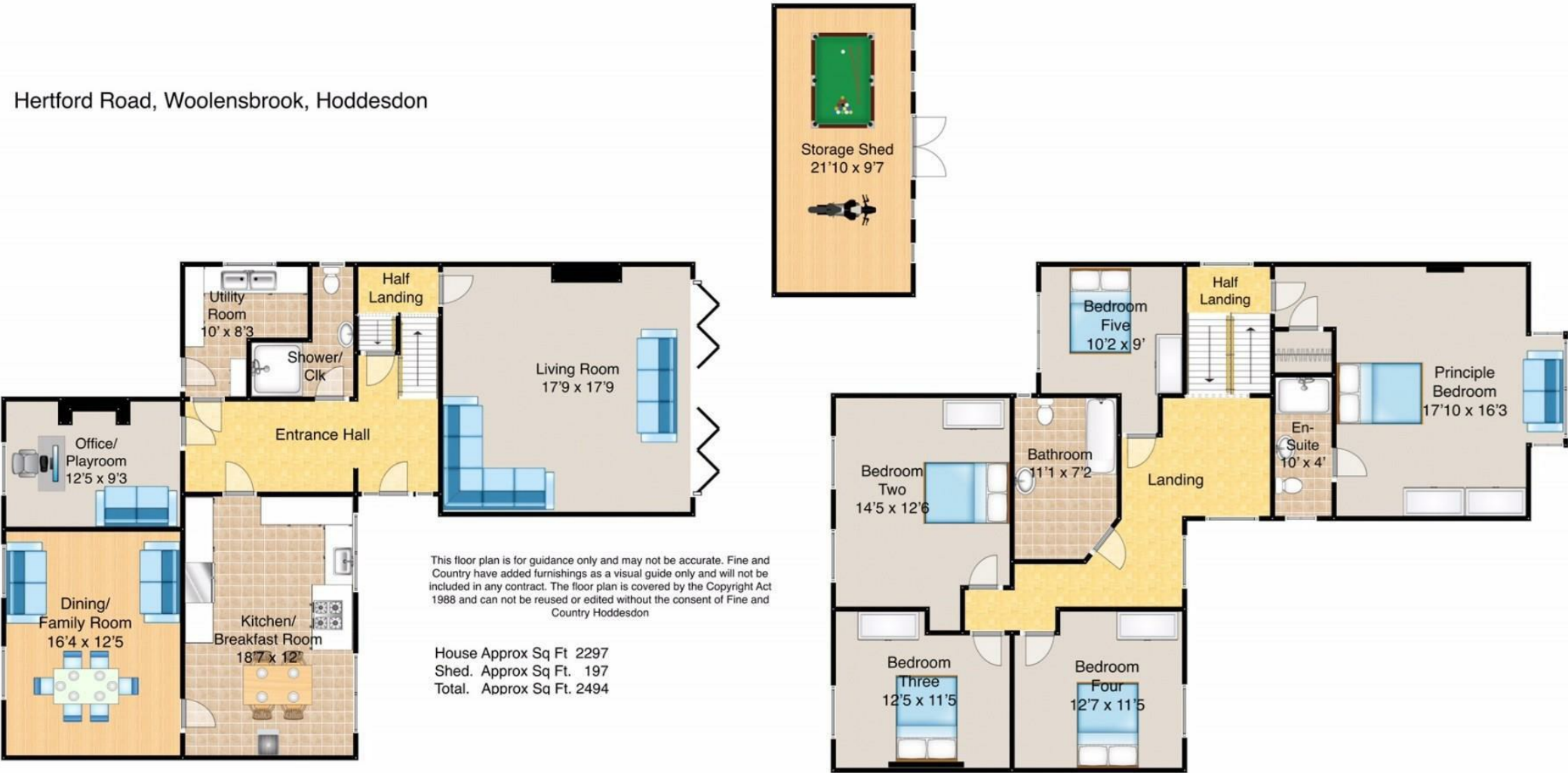








Hertford Road, Woolensbrook, Hoddesdon





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