



pc.

Ware Road, Hoddesdon, EN11 9AF
£850,000 Freehold



pc.
PETER CUFFARO
ESTATE AGENTS

Ware Road

Hoddesdon

Spacious four bed detached home with large lounge, kitchen, west-facing garden, three bathrooms, near schools and transport. Chain free. Scope to extend (STPP). Sought after, well-connected location.

Council Tax band: F

Tenure: Freehold

- Detached Four Double Bedroom Family Home
- Substantial Lounge With Separate Dining Area and Bar Area
- Large Kitchen/Breakfast Room Leading onto Spacious Morning Room Overlooking The West Facing Garden
- Spacious Landing Leading To Four Double Bedrooms, Family Bathroom and Separate Shower Room
- Further Potential to Extend or Reconfigure Subject To Obtaining Relevent Planning Consents
- Within Easy Reach Of Schooling for all ages
- Easy Access To Major Roads Including A10, M25, A414 and M11
- Walking Distance To Transport Links
- Integral Garage and Driveway providing Off Street Parking For Three Vehicles
- Sought After Location And Being Offered CHAIN FREE.



**Entrance Hall**

20' 3" x 7' 7" (6.17m x 2.32m)

Lounge/Diner

29' 2" x 16' 7" (8.90m x 5.05m)

Bar Area

10' 4" x 4' 2" (3.15m x 1.26m)

Kitchen/Breakfast Room

19' 1" x 18' 3" (5.82m x 5.57m)

Morning Room

20' 3" x 9' 9" (6.17m x 2.96m)

Ground Floor Cloakroom

3' 8" x 3' 3" (1.13m x 1.00m)

Landing

16' 8" x 11' 8" (5.08m x 3.56m)

Bedroom One

16' 0" x 11' 1" (4.88m x 3.38m)

Bedroom Two

11' 9" x 10' 10" (3.59m x 3.30m)

Bedroom Three

13' 1" x 8' 0" (3.98m x 2.44m)

Bedroom Four

10' 0" x 8' 3" (3.06m x 2.52m)

Family Bathroom

13' 1" x 8' 3" (3.98m x 2.52m)

Shower Room

12' 10" x 4' 6" (3.91m x 1.38m)

Garage

18' 6" x 8' 0" (5.65m x 2.43m)





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