



Steven Oates are delighted to offer for rent this substantial five bedroom detached family home situated on Stanstead Road in Hoddesdon. The ground floor comprises a large dual aspect living room, open-plan kitchen/breakfast room with central island, separate utility room, study and downstairs cloakroom. The property further benefits from a bright conservatory overlooking the rear garden, creating an additional reception area. To the first floor are five well-proportioned bedrooms, including a master bedroom with adjoining dressing room/wardrobe area and four-piece en-suite, and separate family four-piece bathroom. Externally, the property benefits from a large rear garden with outbuildings, detached positioning, and a driveway with ample parking. Located within easy reach of Hoddesdon town centre, local schooling and commuter routes including the A10 and Broxbourne railway station, whilst also conveniently positioned close to Stanstead Abbots and within walking distance of St Margarets railway station. Offered unfurnished and available 1st July.



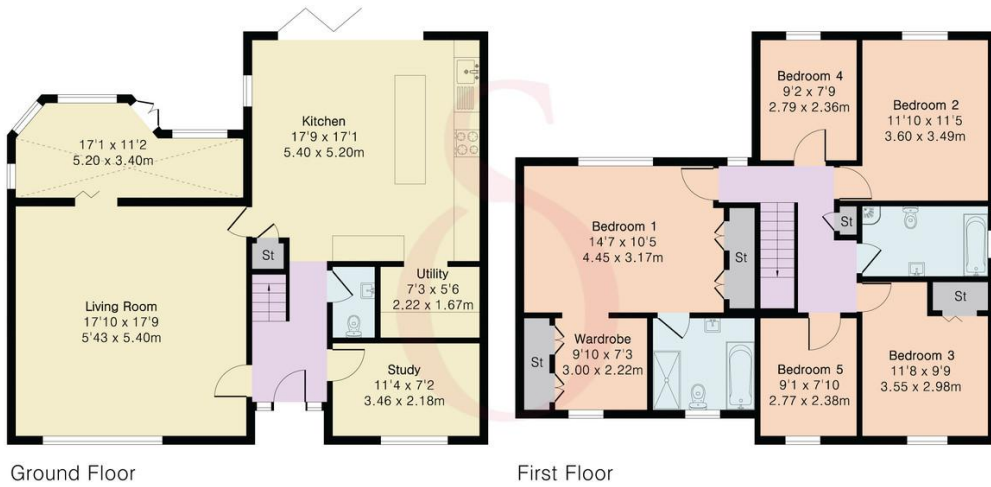




**Approximate Gross Internal Area 1842 sq ft - 171 sq m**

Ground Floor Area 962 sq ft – 89 sq m

First Floor Area 880 sq ft – 82 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only intended as a general guide to the property. Measurements and distances are approximate. These particulars do not form part of any offer or contract. If there are important matters that are likely to affect your decision to buy, please contact us before viewing the property. Please note that we have not tested the services, equipment or appliances in this property, accordingly, we advise prospective buyers to commission their own survey or service reports before finalising any offer to purchase.