



Lulling Field, Yewlands, Hoddesdon

EN11 8BX

Price Guide £1,500,000



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## Lulling Field Yewlands, Hoddesdon, Herts, EN11 8BX

Steven oates are delighted to offer for sale this stunning five-bedroom detached family home situated in a private road off one of Hoddesdon most prestigious roads. Boasting four bathrooms, including two en-suites, two lounges, a spacious kitchen/breakfast room, and a outdoor heated swimming pool, this residence provides ample space for both relaxation and entertainment. Sitting on approximately 0.7 acres of land, the property offers privacy and vast potential for outdoor activities and landscaping.

With planning consent previously granted for a new four-bedroom detached house with garaging within the grounds, as well as the potential to heavily extend the existing property (subject to obtaining the necessary permissions), this home presents an exciting investment opportunity for those looking to create their dream residence.

Located within the highly sought after private road of Yewlands, the property is only a short distance from both Hoddesdon town centre and Broxbourne High Street, whilst for the commuter Broxbourne Station which provides a fast service to London's Liverpool Street is only approximately 10 minutes away.



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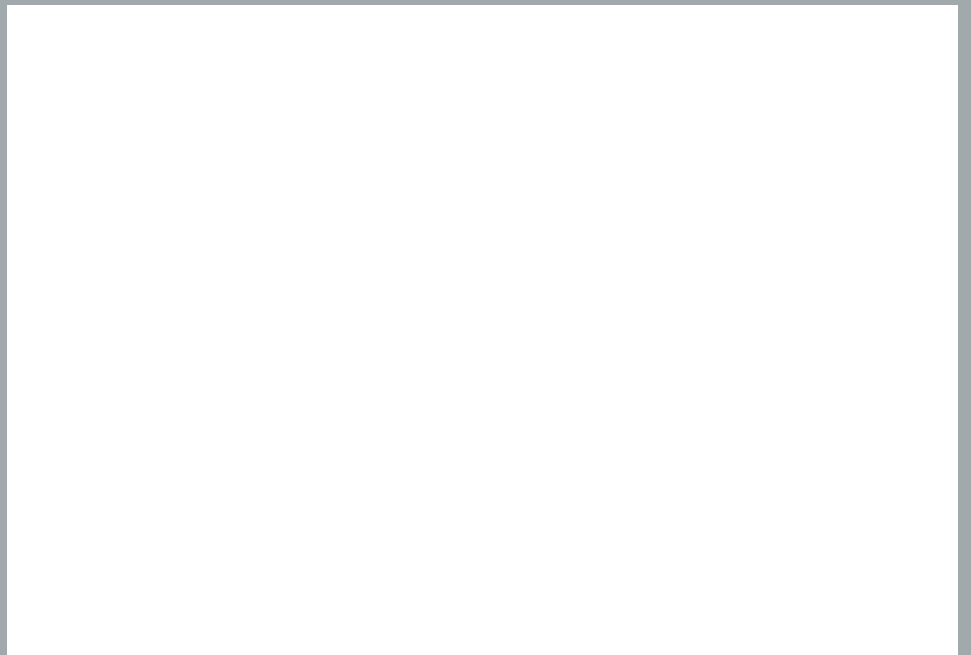


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**Approximate Gross Internal Area 4829 sq ft - 449 sq m**

Ground Floor Area 2140 sq ft – 199 sq m

First Floor Area 1357 sq ft – 126 sq m

Garage Area 1179 sq ft – 110 sq m

Outbuilding Area 153 sq ft – 14 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



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