



*pc.*

Ware Road, Hoddesdon, EN11 9AF  
£875,000 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)





**MONEY LAUNDERING REGULATIONS:** Purchasers need to produce identification documentation at a later stage, and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We endeavour to make our sales particulars accurate/reliable; they are only a guide to the property. Measurements indicated are supplied for guidance only and must be considered incorrect. Please note we have not tested the services or equipment/appliances in this property, we strongly advise prospective buyers to commission their own survey and service reports before finalising an offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE OR REPRESENT FACT OR FORM PART OF ANY OFFER/CONTRACT. THE MATTERS REFERRED TO IN THE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS/TENANTS. NEITHER PETER CUFFARO ESTATE AGENTS OR ANY OF ITS EMPLOYEES/AGENTS HAVE AUTHORITY TO MAKE/GIVE ANY REPRESENTATION OR WARRANTY IN RELATION TO THIS PROPERTY.