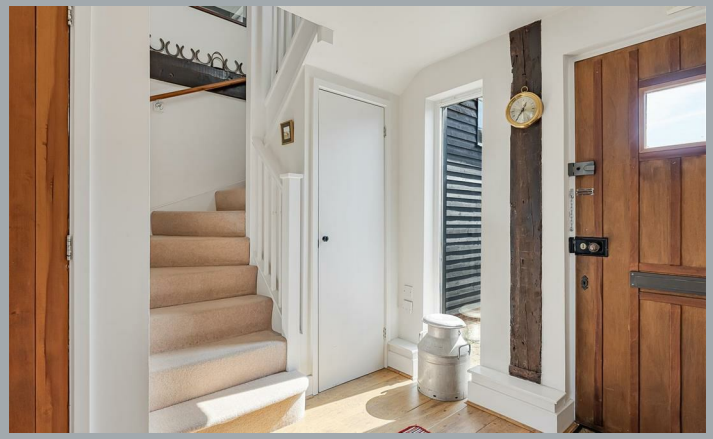


6 High Leigh Barns, Box Lane, Hoddesdon
EN11 8SB

Price Guide £465,000

stevenoates.com







6 High Leigh Barns Box Lane, Hoddesdon, Herts, EN11 8SB

An immaculate three bedroom barn conversion forming part of the exclusive and highly sought-after High Leigh Barns development, ideally located on the outskirts of Hoddesdon town centre and Goose Green. This exceptional home is presented to an high standard throughout, beautifully blending character features with contemporary finishes. The ground floor offers a bright entrance hallway, comfortable lounge leading into a separate dining room, a well-appointed fitted kitchen, and a handy ground floor cloakroom. The first floor comprises of a principal bedroom which benefits from an en suite shower room, complemented by two further bedrooms and a family bathroom. Externally, the property enjoys a well-maintained rear garden, along with the added benefit of a garage and two allocated parking spaces. This property combines countryside charm with modern living, this unique home offers an exceptional lifestyle opportunity in a highly desirable setting. The property is also within very close proximity to Barclay Park and Hoddesdon Park Woods.

Ideally positioned less than half a mile from Hoddesdon town centre and its array of amenities, this home offers the perfect balance of rural charm and commuter practicality. Broxbourne station is just a short drive away, with fast connections into London Liverpool Street, while highly regarded schools and easy access to the A10 and M25 further enhance its appeal.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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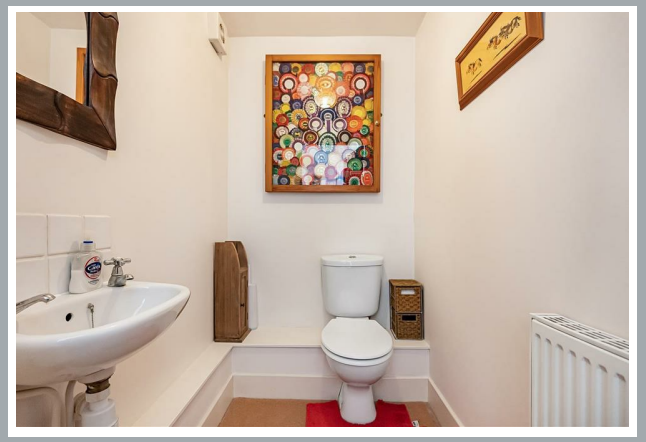






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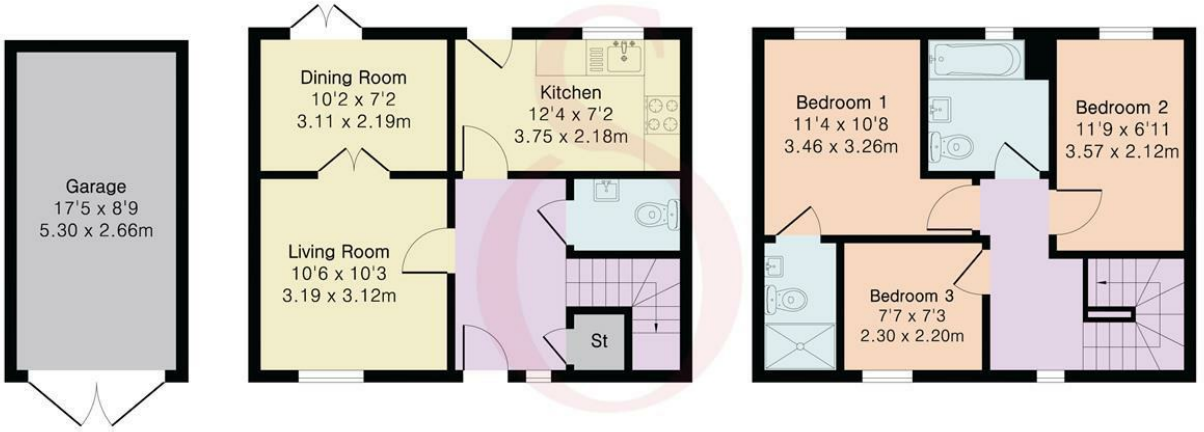




70 Fore Street, Hertford, Hertfordshire, SG14 1BY

Approximate Gross Internal Area 830 sq ft - 78 sq m
(Excluding Garage)

Ground Floor Area 415 sq ft – 39 sq m
First Floor Area 415 sq ft – 39 sq m
Garage Area 152 sq ft – 14 sq m



Garage | Ground Floor | First Floor

PINK PLAN

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.

Steven Oates

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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