



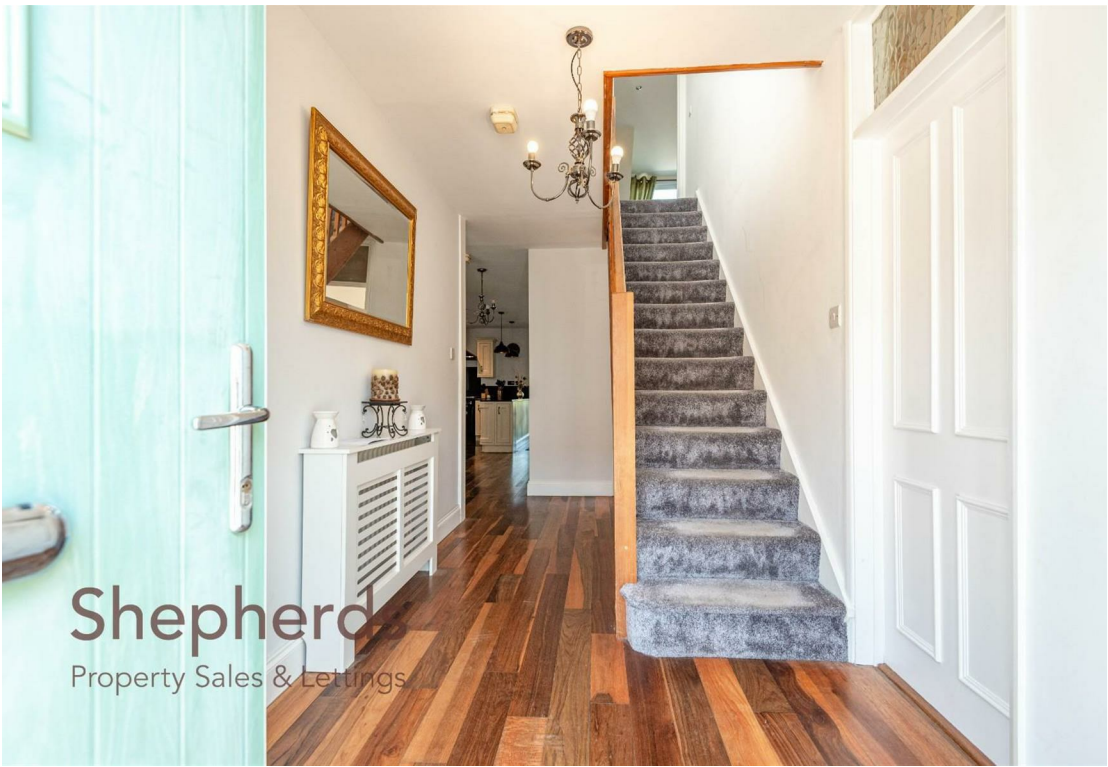
Shepherds

Property Sales & Lettings



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Eldon Road | Hoddesdon | EN11 0BH | £730,000





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Nestled on Eldon Road in the vibrant market town of Hoddesdon, this stunning detached house offers a perfect blend of modern living and serene lakeside views. Spanning an impressive 1,959 square feet, this property is ideal for growing families, professional couples, or anyone seeking a forever home in a desirable location.

The heart of the home is a bright and stylish open-plan kitchen, and living area, which features sleek cabinetry, a feature range cooker, a wine cooler, and a generous island breakfast bar. Multiple sets of doors lead to a conservatory / dining room and the beautifully landscaped garden, allowing natural light to flood the space—perfect for entertaining or enjoying relaxed family life.

This residence boasts five well-proportioned bedrooms and four bathrooms, ensuring flexibility for all. The ground floor includes two double bedrooms, one of which has its own ensuite, along with a modern wet room. Ascending to the first floor, the principle suite is a true retreat, complete with a private en-suite, a walk-in wardrobe/dressing room, and sliding doors that open onto a balcony overlooking the picturesque lake views. Bedroom two also enjoys its own ensuite and a balcony with stunning views.

The outdoor space is equally impressive, featuring a landscaped rear garden that serves as a tranquil sanctuary, complete with a sun terrace, established planting, and seating areas, all with direct access to scenic lakeside walks. At the front, a broad driveway provides ample off-street parking for up to three vehicles.

Hoddesdon is celebrated for its historic charm, excellent schools, and strong commuter links to London and surrounding towns. Residents can relish the convenience of independent shops, cafes, parks, and the beauty of riverside walks just moments away. This home is a rare find for those who appreciate space, style, and serenity, making it an exceptional opportunity for families or downsizers alike.

The property will be sold CHAIN FREE. Potential to create a self contained annex.

The house has been in the same hands since 2008 and has never flooded during this time, It benefits from mains gas central heating, mains electric , drainage and water.

- Detached House
 - Kitchen with Appliances
- CHAIN FREE SALE
 - Views of Lake Behind
- 4/5 Bedrooms
 - Gas Central Heating
- 4 Bathrooms
 - 2 Bedroom Suites with Balconies
- 2 Reception Rooms



Entrance Door	En-Suite Shower Room	Bedroom Suite Two
Reception Hall	5'8 x 5'2	Bedroom Area Two
Kitchen/Breakfast Room	Bedroom 5/ Annex Lounge	18'5 x 14'7
15'7 x 12'	10'6 x 9'	En-Suite Bathroom
Living Room	First Floor Landing	9'4 x 6'10
17'9 x 13'5	Principle Bedroom Suite One	Balcony
Conservatory/ Dining Room	Bedroom Area One	7' x 5'8
24'7 x 8'4	17'10 x 14'8	Exterior
Bedroom Three	Walk in Wardrobe	Front Driveway
12'11 x 12'8	6'11 x 5'11	Rear Garden
Large Wet Room Shower	En-Suite Bathroom	Access to Riverside Walks
9'7 x 8'	7'2 x 6'10	
Bedroom 4/Annex Room	Balcony	
14'10 x 6'11	7' x 5'8	



Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

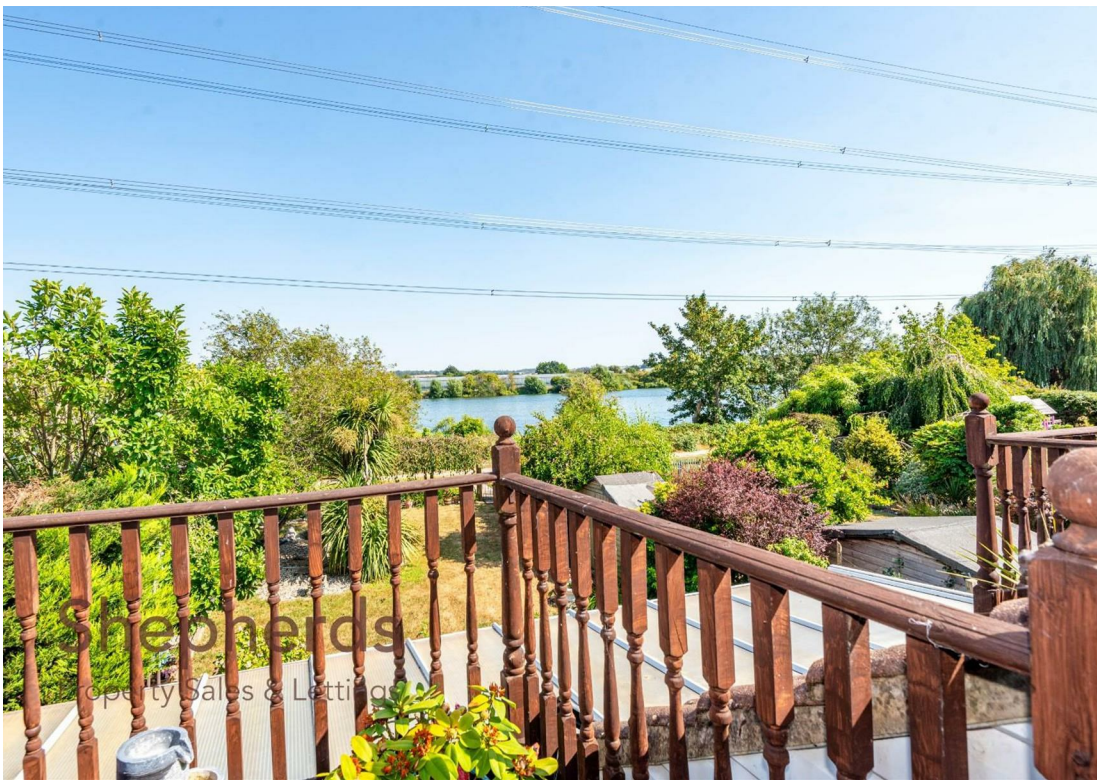


Tenure:
Council:
Tax Band:

Freehold
Epping Forest D C
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Eldon Road Dobbs Weir, Hoddesdon



Denotes Sklight Window



This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd

Driveway for 3 Cars





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