Lulling Field, Yewlands, Hoddesdon
EN11 8BX

Price Guide £1,500,000

stevenoates.com

Lulling Field Yewlands, Hoddesdon, Herts, EN11 8BX

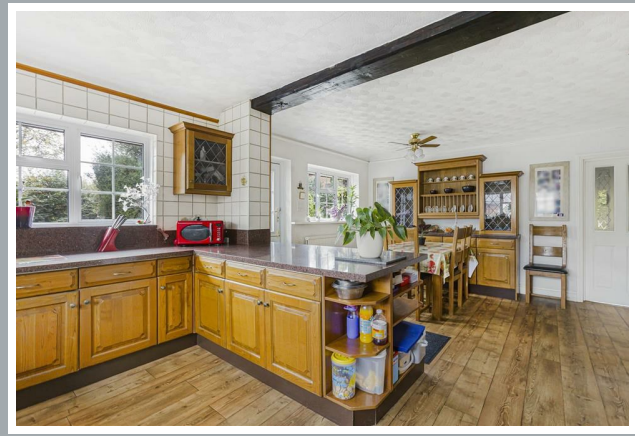
Steven oates are delighted to offer for sale this stunning five-bedroom detached family home situated in a private road off one of Hoddesdon most prestigious roads. Boasting four bathrooms, including two en-suites, two lounges, a spacious kitchen/breakfast room, and a outdoor heated swimming pool, this 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.

70 Fore Street, Hertford, Hertfordshire, SG14 1BY

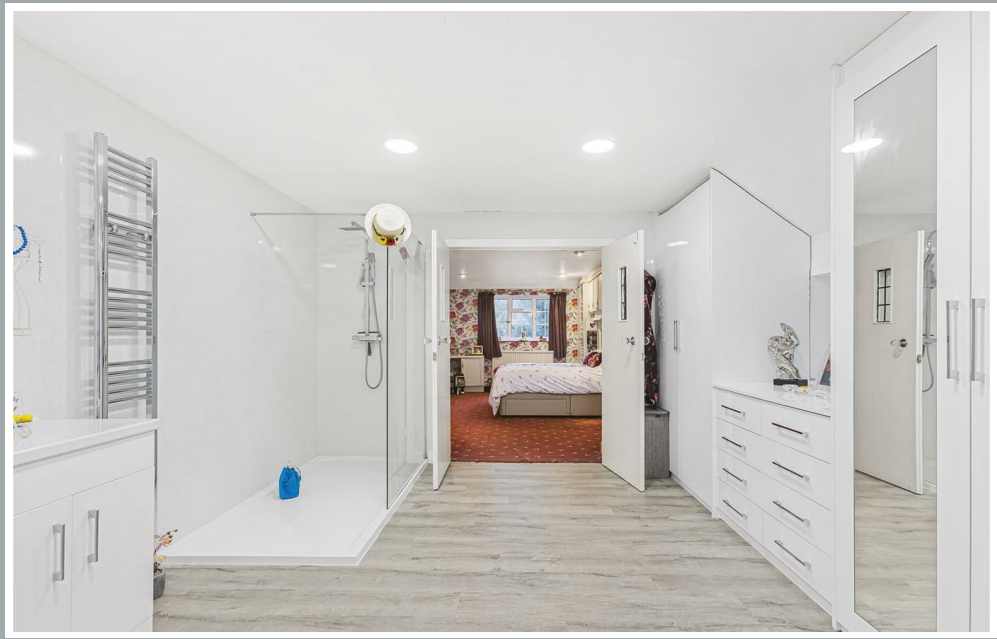
70 Fore Street, Hertford, Hertfordshire, SG14 1BY

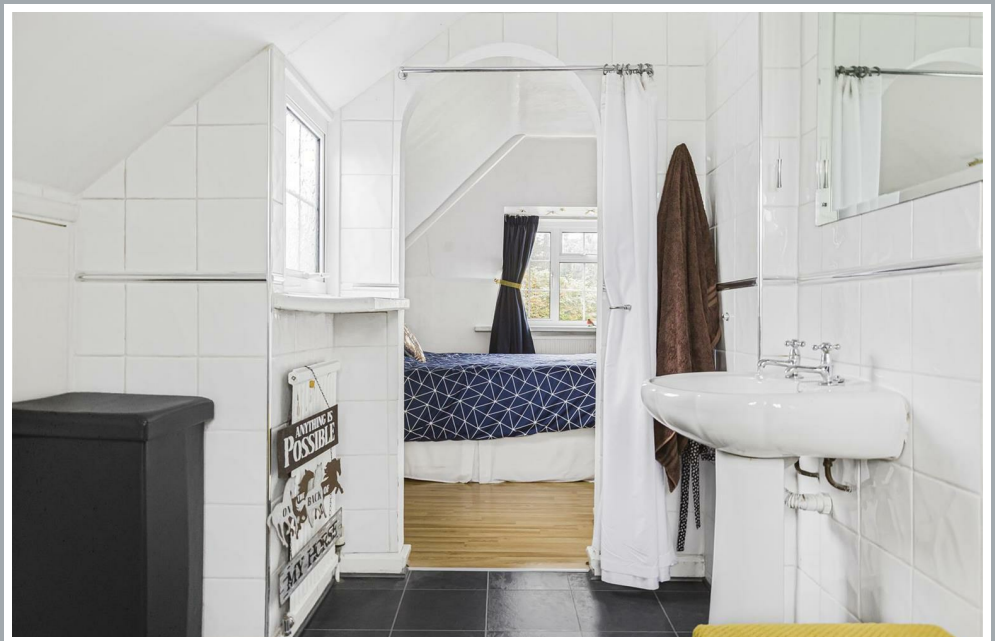


70 Fore Street, Hertford, Hertfordshire, SG14 1BY

The Pony Club

70 Fore Street, Hertford, Hertfordshire, SG14 1BY





70 Fore Street, Hertford, Hertfordshire, SG14 1BY

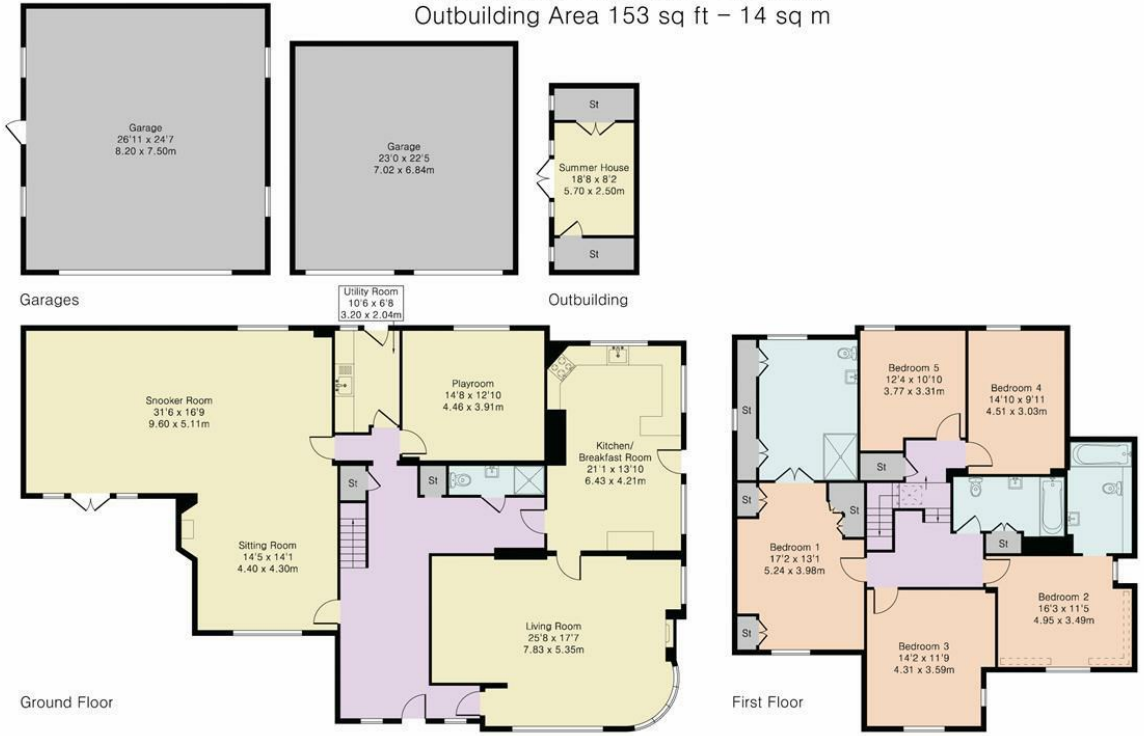
70 Fore Street, Hertford, Hertfordshire, SG14 1BY

70 Fore Street, Hertford, Hertfordshire, SG14 1BY

70 Fore Street, Hertford, Hertfordshire, SG14 1BY

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



PINK PLAN

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.

RICS Certified Property Measurer

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.

stevenoates.com