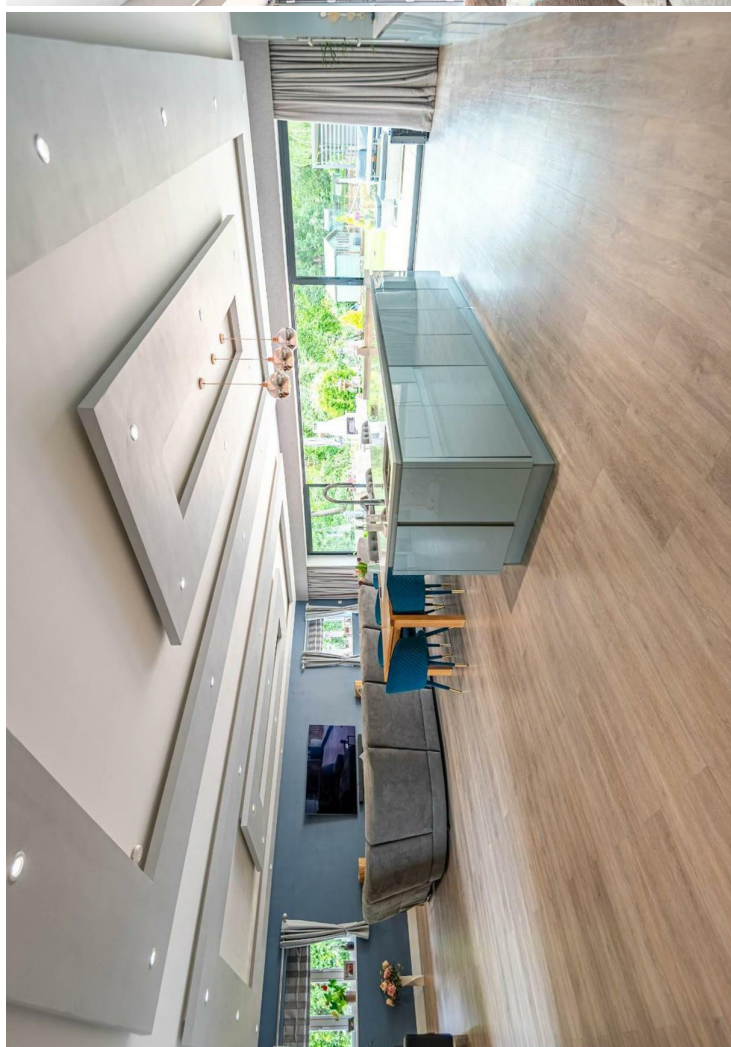
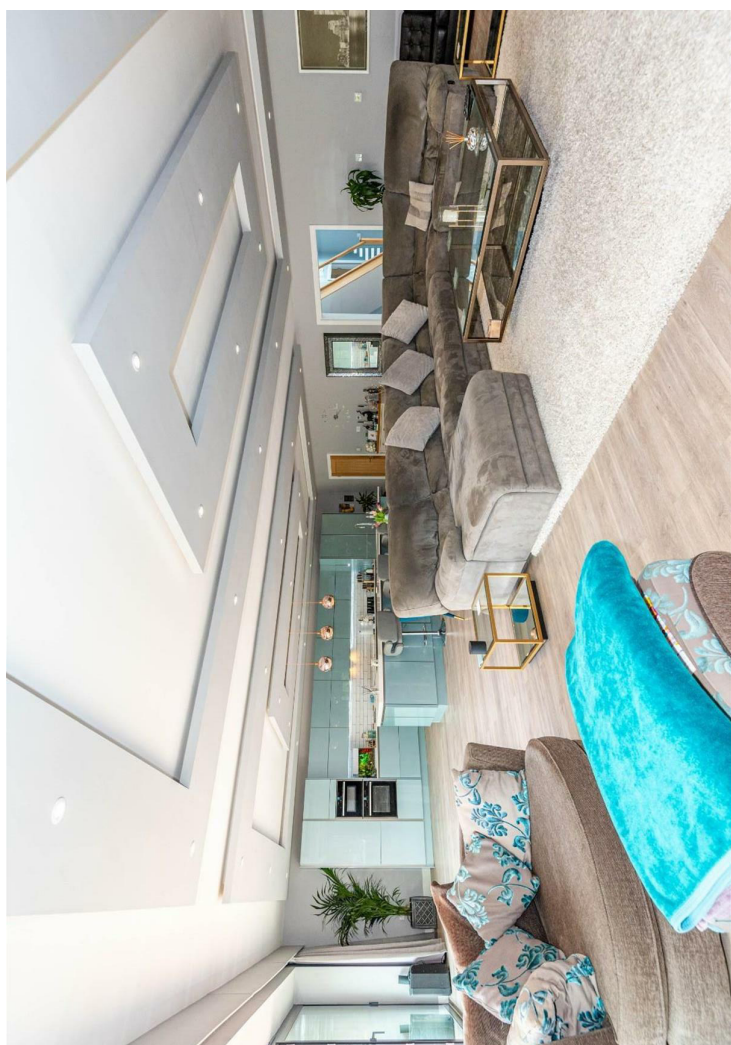




 FINE &
COUNTRY

Avenue Road | Hoddesdon | EN11 0BA |





Avenue Road | Hoddesdon | EN11 0BA

We are delighted to present this exquisite detached family home located on Avenue Road in Hoddesdon. Nestled at the end of a private road, this bespoke property boasts an impressive 3,161 square feet of living space, offering a perfect blend of luxury and comfort. Extended in 2019, the residence features four spacious bedrooms and three well-appointed bathrooms, making it ideal for family living.

One of the standout features of this remarkable home is its stunning west-facing rear garden, which backs onto the River Lee and presents potential for mooring rights. The property also borders one of Broxbourne's sailing club lakes, providing a picturesque setting for outdoor enthusiasts. A sunny south-facing balcony invites you to relax and enjoy the warmth of summer afternoons.

The heart of the home is a spectacular 36'6 x 30'6 open-plan kitchen, sitting, and dining room, designed for entertaining guests and hosting memorable gatherings. The large easy glide patio doors allow you to spill over onto the extensive patio which steps down onto the extensive lawn.

Surrounded by beautiful countryside, this property is perfectly situated for those who appreciate scenic bridleways and picturesque riverside and lakeside walks. Despite its tranquil setting, it remains conveniently close to major road networks, a selection of British Rail Stations, and several highly regarded schools, making it an ideal choice for families. A short walk away is the highly rated Fish and Eels Public House where you can have a more than adequate lunch by the river.

With parking for up to five vehicles, this home truly offers the best of both worlds—luxury living in a serene environment, yet with easy access to local amenities and transport links. This is a rare opportunity to acquire a stunning family home in a sought-after location.

Avenue Road is a Private Road on the borders of Hertfordshire and Essex. Maintenance to road is paid by contribution from the owners in the road on an adhoc basis.

The house is connected to all mains services to include water, drainage, electricity and gas. The ground floor has under floor heating in five separately controlled zones.

- Modern Extended Detached House

• 4 Double Bedrooms

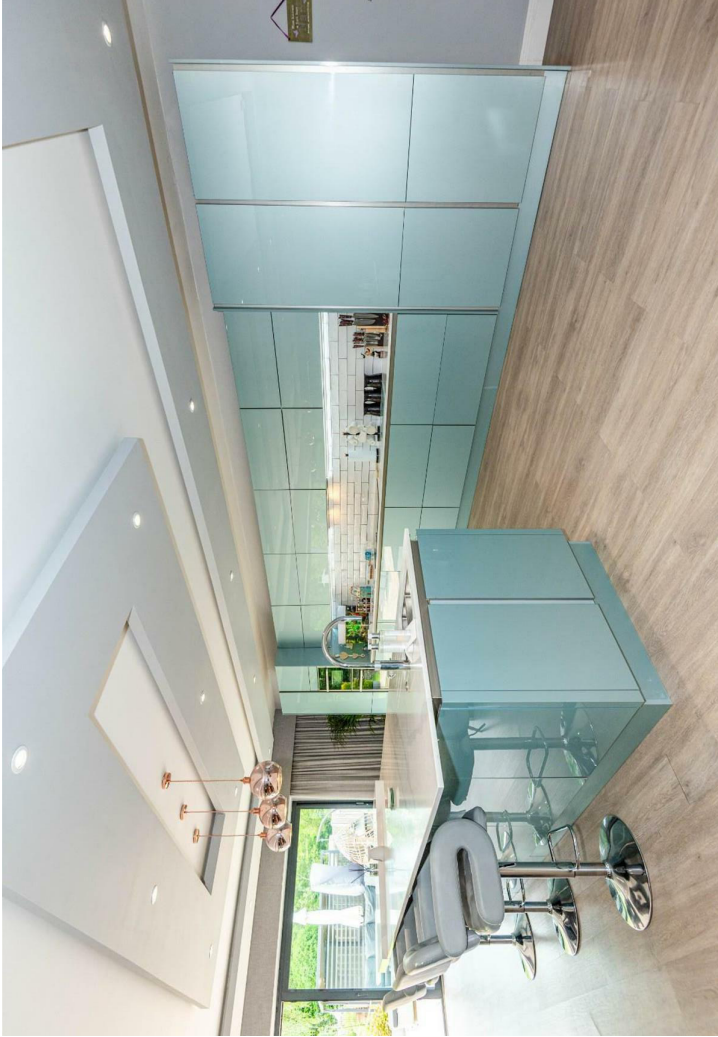
• 2 Bath/Shower Rooms & a Shower Room
- Open Plan Kitchen/Living/Dining Room

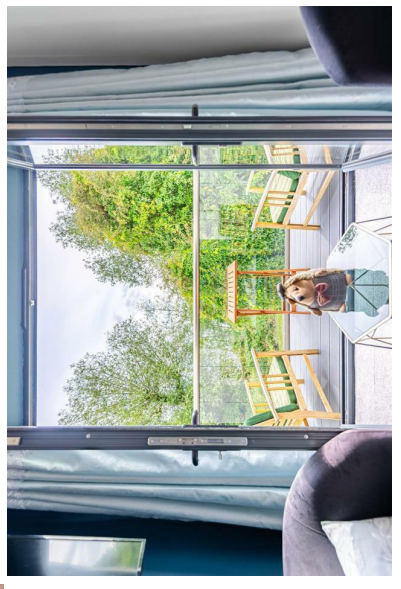
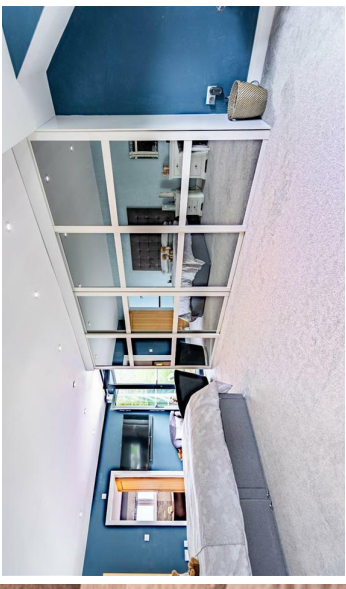
• Lake and Riverside Views

• Cul De Sac Location
- Modern Kitchen

• Potential Annex Bedroom

• 0.23 Acre Plot

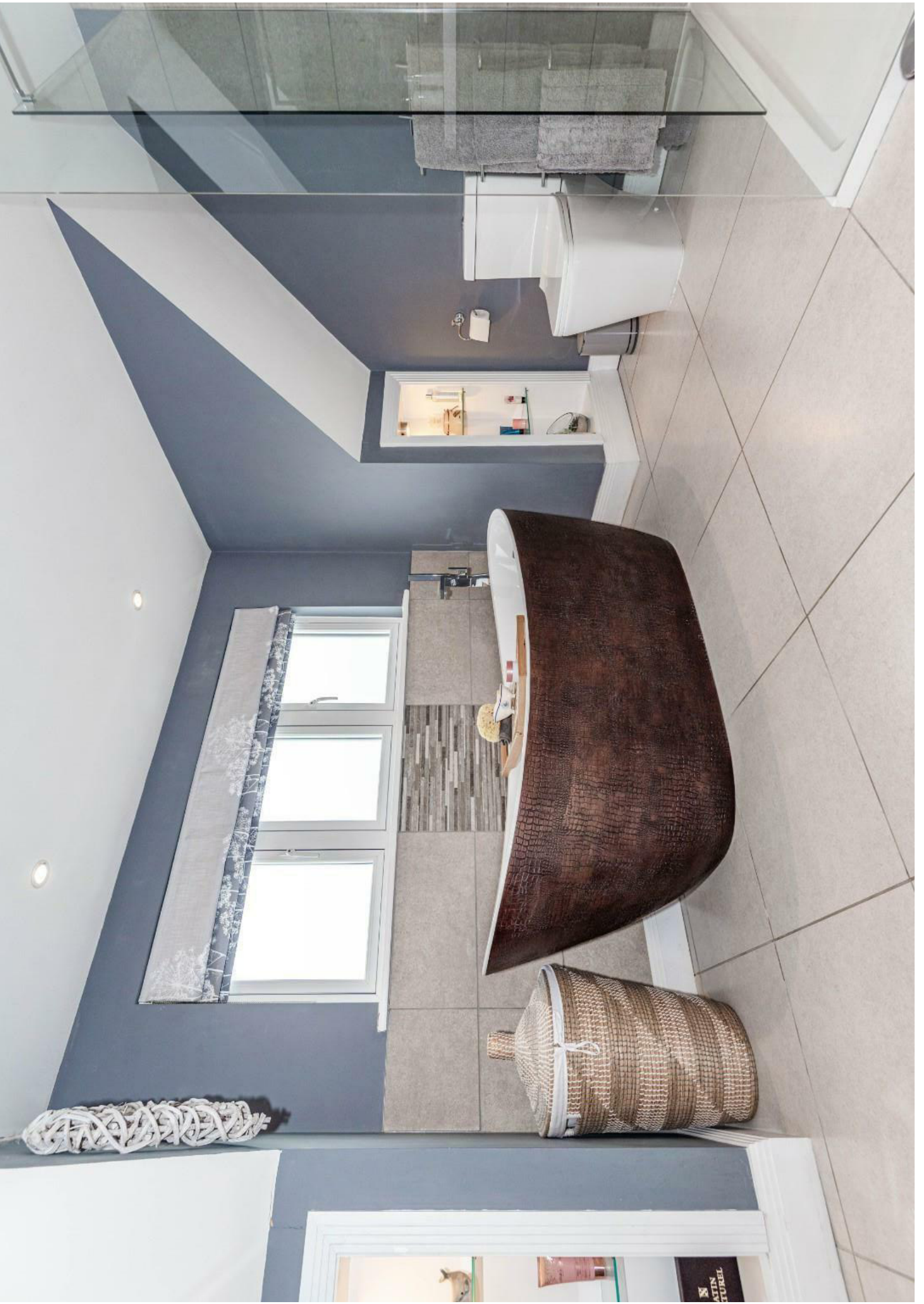


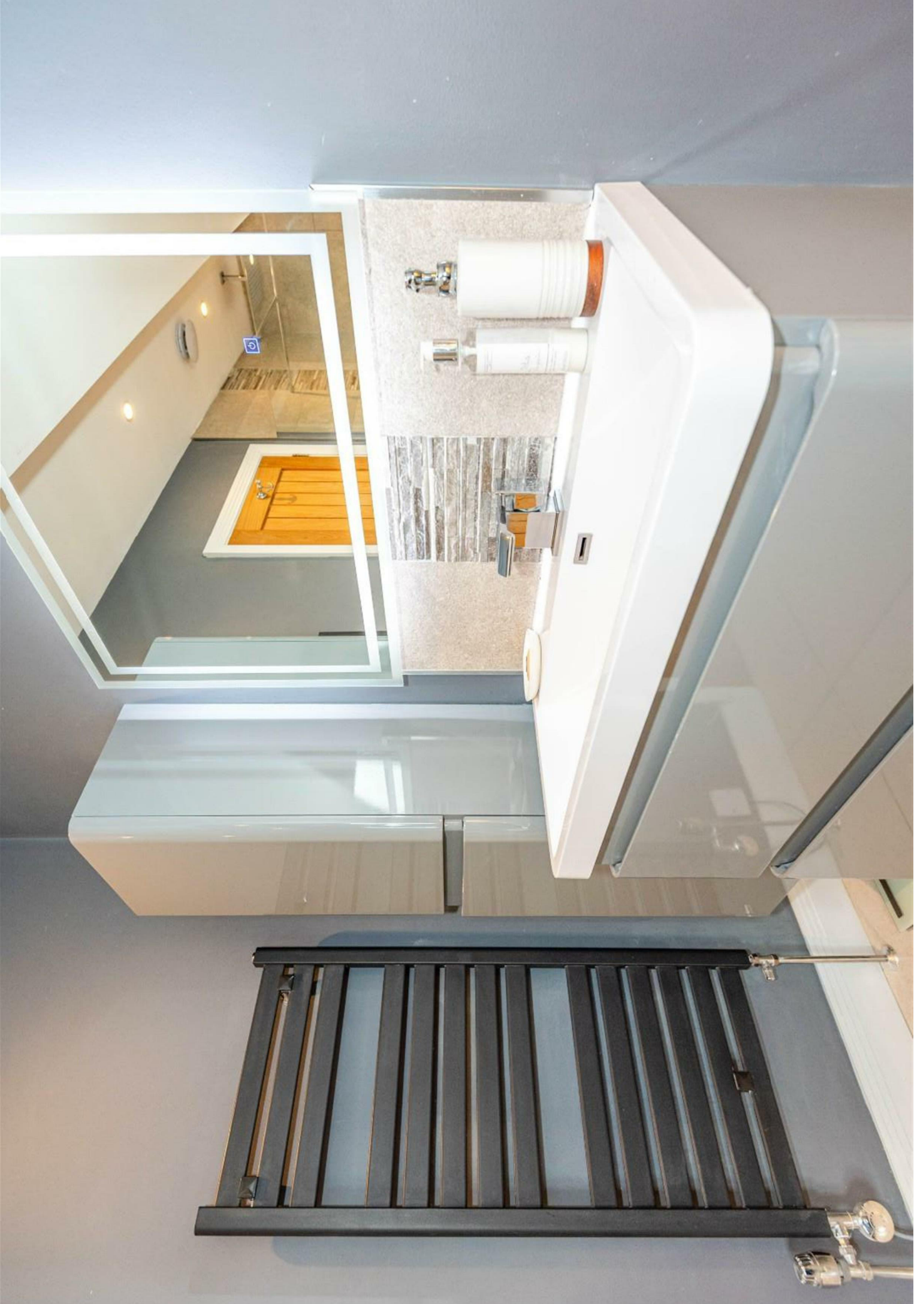


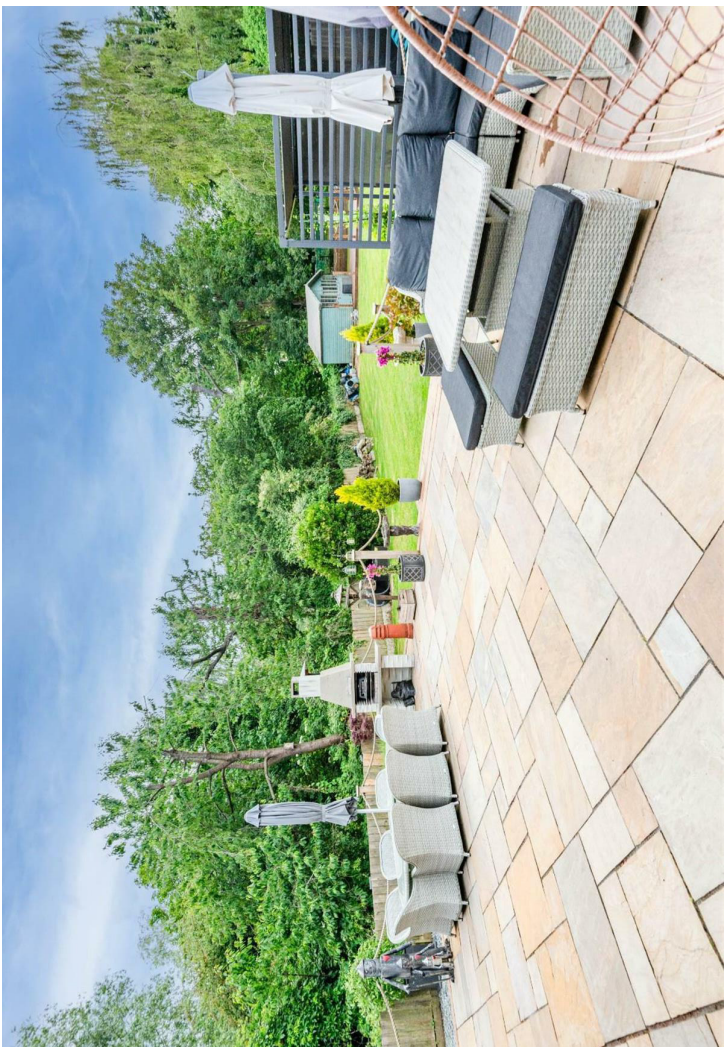
Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered 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 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: Freehold
Council: Epping Forest
Tax Band: E

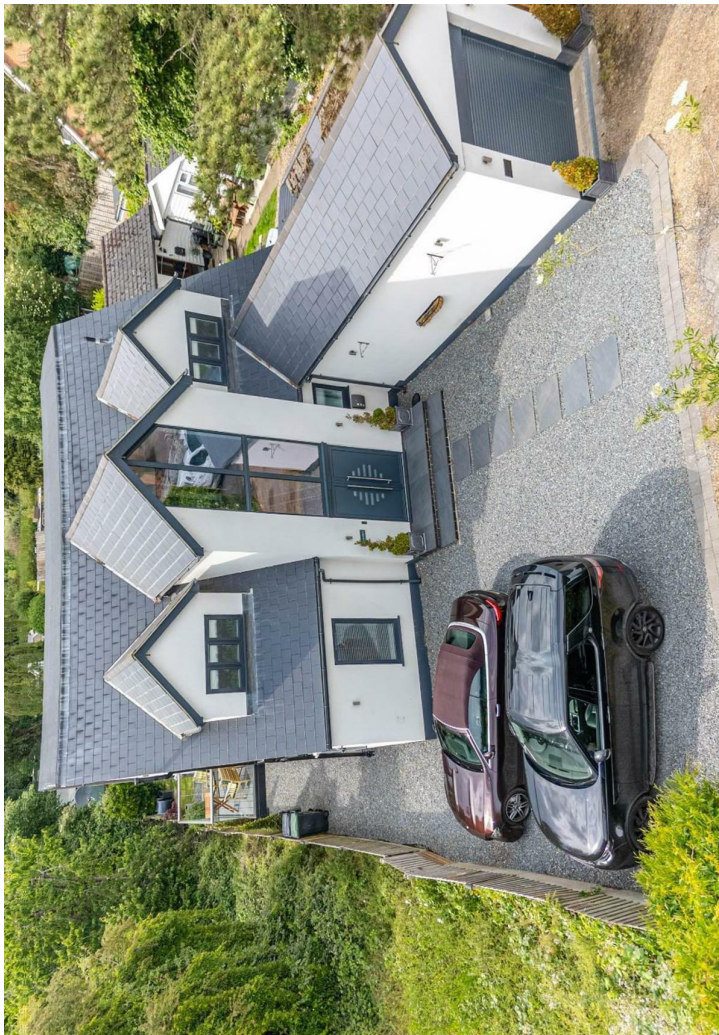
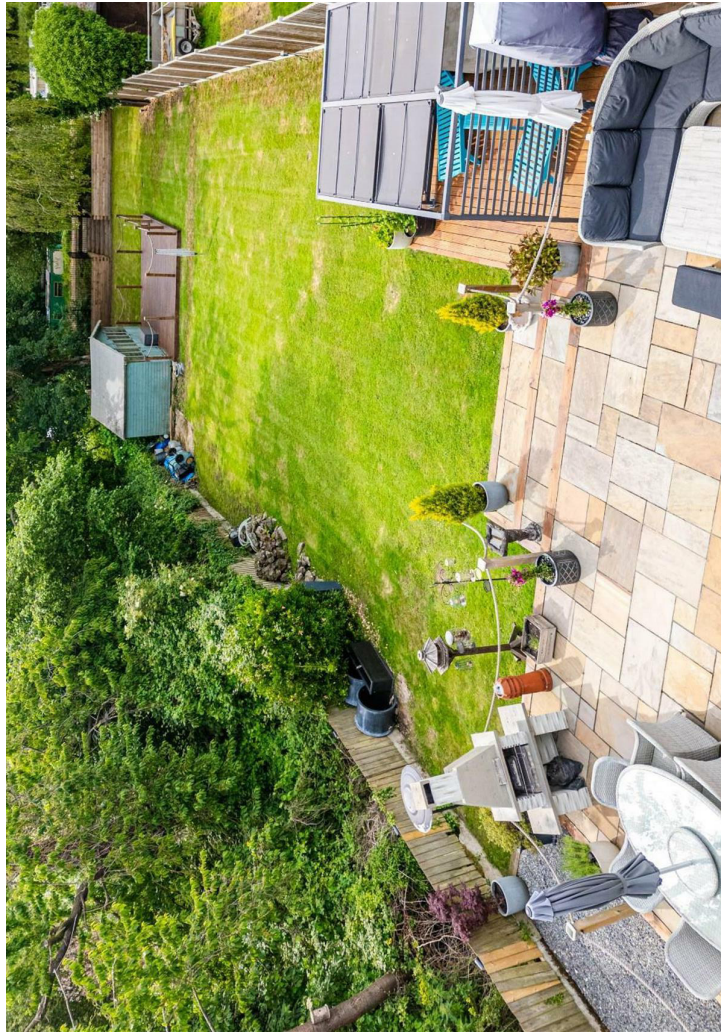
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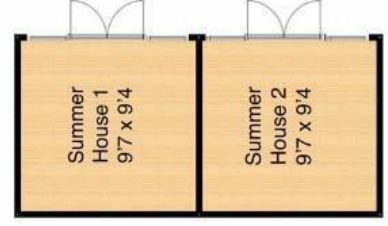




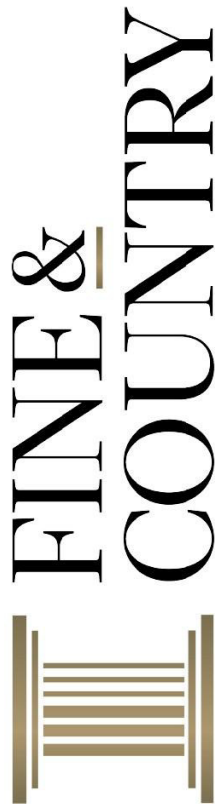
Avenue Road , Dobbs Weir, Hoddesdon



Total Approx. Sq ft 3161



This floor plan is for guidance only and may not be accurate. Fine and Country have added furnishings as a visual guide 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 Fine and Country Hoddesdon.



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