



**FINE & COUNTRY**

Ware Road | Hoddesdon | EN11 9EY | £1,100,000





# Ware Road | Hoddesdon | EN11 9EY

Delighted to offer on the market this extremely attractive detached house located on Ware Road in Hoddesdon. This stunning property boasts two spacious reception areas, perfect for entertaining guests or relaxing with family. With six generously sized bedrooms, 5 bathrooms, and a cloakroom, in the main property there is ample space for everyone in the household to enjoy their own privacy and comfort.

Built in the late 1940s, this charming house exudes character and history while offering modern amenities for contemporary living. Spanning over 3,500 (house & annex) square feet, there is no shortage of room to move and grow in this beautiful home.

One of the standout features of this property is the parking provision, with space for up to 8 vehicles, ensuring convenience for both residents and guests. Whether you have a large family or simply enjoy hosting gatherings, parking will never be an issue. There is an electric gate that adds to the security of your vehicles.

Located in a desirable area, this house offers not just a home, but a lifestyle. Close to local amenities, schools, and transport links, it provides the perfect balance of tranquillity and convenience. Don't miss the opportunity to make this exceptional property your new home.

A detached annex has a large living area with a kitchenette, shower room and a large bedroom on the first floor with electric heating..

The rear garden has an extensive patio area with a brick built barbecue/ kitchen to one side of the garden and a covered eating area that provides for alfresco dining .

## Location

The property is conveniently placed for transport links as Rye House Station which is handy for city workers along with easy access of the M25 and the A10 for those who commute to work. Ware Road is also in the catchment area for some of the area's most sought after and popular schools, such as Roselands Primary School, The Cranbourne Primary School, Amwell View School and many more, all within a short walk or drive away.

## Further Information

Conservation Area: No

Flood Risk: No Risk

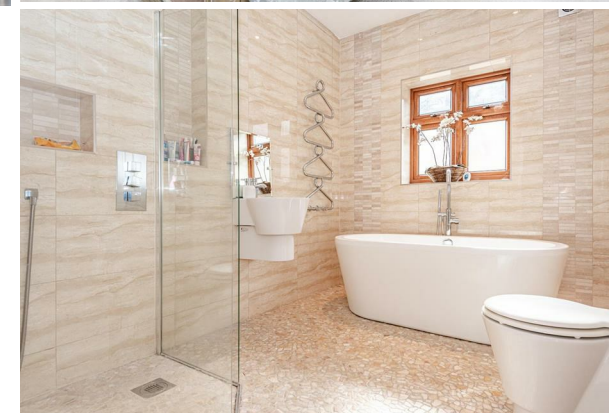
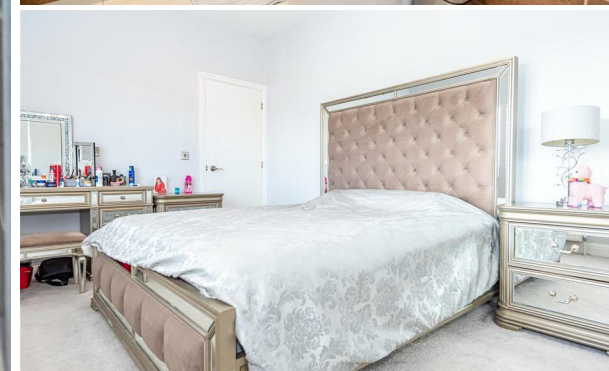
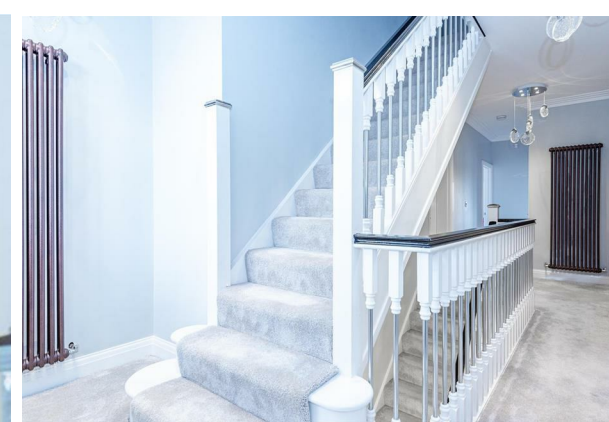
Broadband: Basic (7 Mbps) / Superfast (177 Mbps) / Ultrafast (1000 Mbps)

Mobile Coverage: EE / Three / Vodafone / O2

Satellite/Fibre TV: BT / Sky

- Detached House & Annex
- 6 Double Bedooms + Annex
- 8 Car Gated Driveaway
- Artifical Lawned Garden
- 4 Bedrooms with En-Suites
- Gas Central Heaing
- UPVC Double Glazing
- Accommodation on 3 Floors
- Family Bath/Shower Room





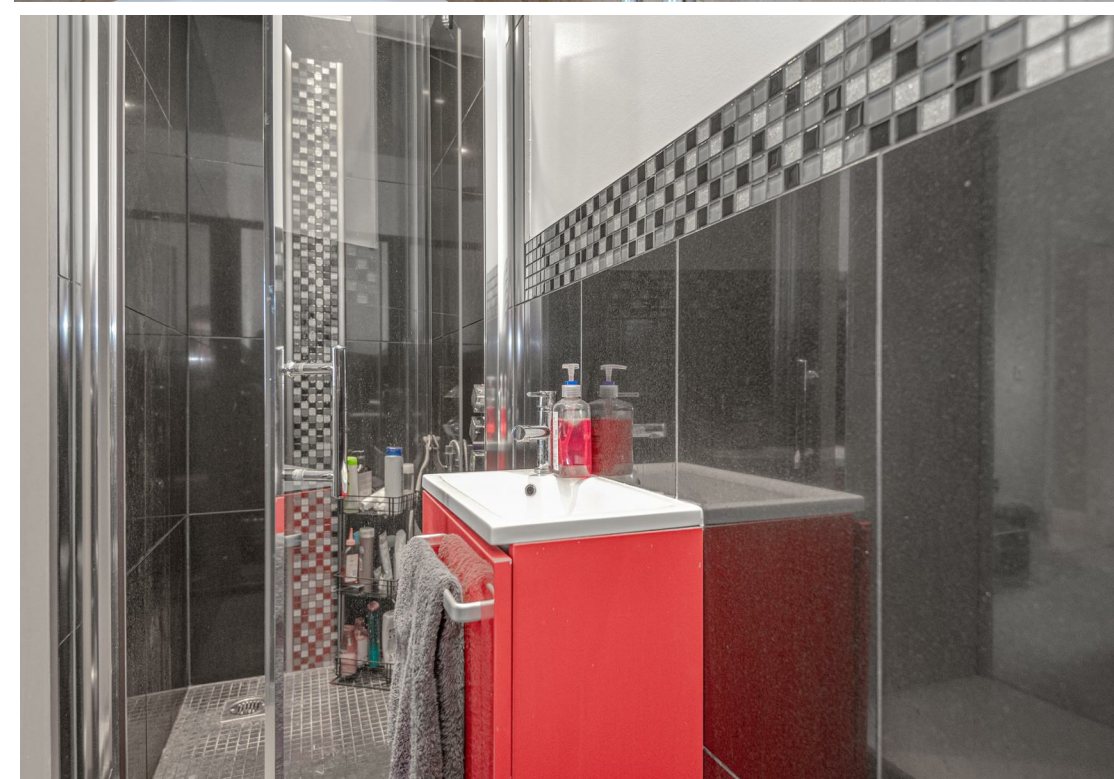
**Disclaimers:** 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be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

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Tenure: Freehold  
 Council: Broxbourne Borough Council  
 Tax Band: G



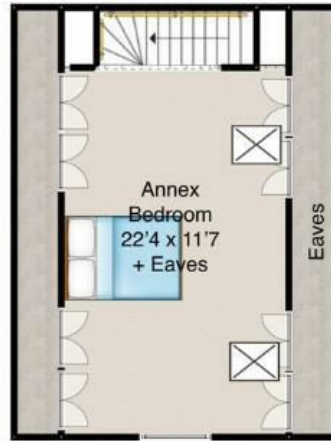








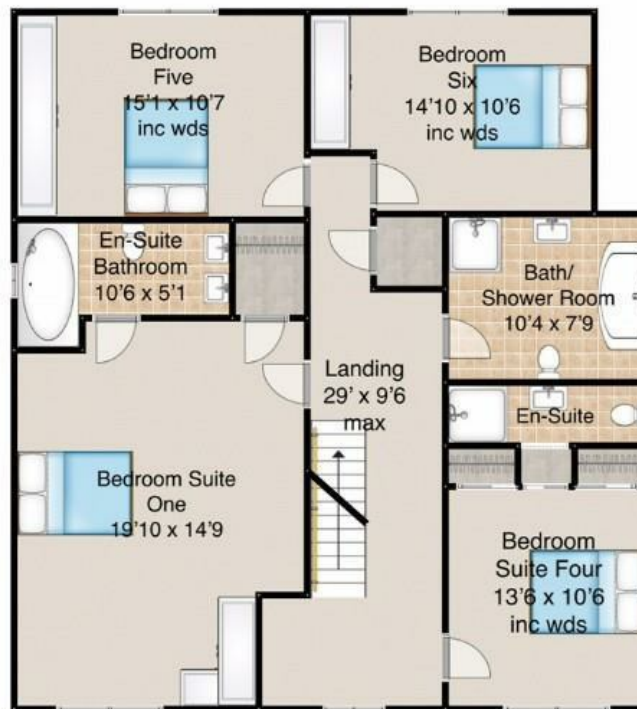
# Ware Road , Hoddesdon



Approx sq ft of house 2908  
 Approx sq ft of annex 612  
 Approx total Sq ft. 3520

 Denotes Skylight Window

This floor plan is for guidance only and may not be accurate. Fine and Country 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 Fine and Country Hoddesdon





**Fine & Country Cheshunt**

1 High Street  
Cheshunt  
Hertfordshire EN8 0TA  
Tel: 01992 631314  
cheshunt@fineandcountry.com  
www.fineandcountry.co.uk

**Fine & Country Hoddesdon**

37 High Street  
Hoddesdon  
Hertfordshire EN11 8TA  
Tel: 01992 449 500  
hoddesdon@fineandcountry.com  
www.fineandcountry.co.uk

