



Yewlands, Hoddesdon | Backing onto the New River on a 1/4 Acre
Plot with Potential (STPP), EN11 8BU |

Key features

- Prestigious Yewlands location backing directly onto the New River
- Approx. 2,800 sq ft of flexible accommodation
- Three reception rooms plus additional family / leisure space
- Substantial loft with conversion potential (STPP)
- Approx. 0.25 acre plot with 130ft rear garden
- Four bedrooms including principal suite with balconies
- Potential self-contained annexe with own front and rear access, incorporating sitting room, jacuzzi suite, shower room and laundry room.
- Double garage with scope to convert (STPP)

Property Information

Tenure
Freehold

Council Tax
H

EPC Rating

Local Authority
Broxbourne Borough Council



hoddesdon@paulwallace.co.uk

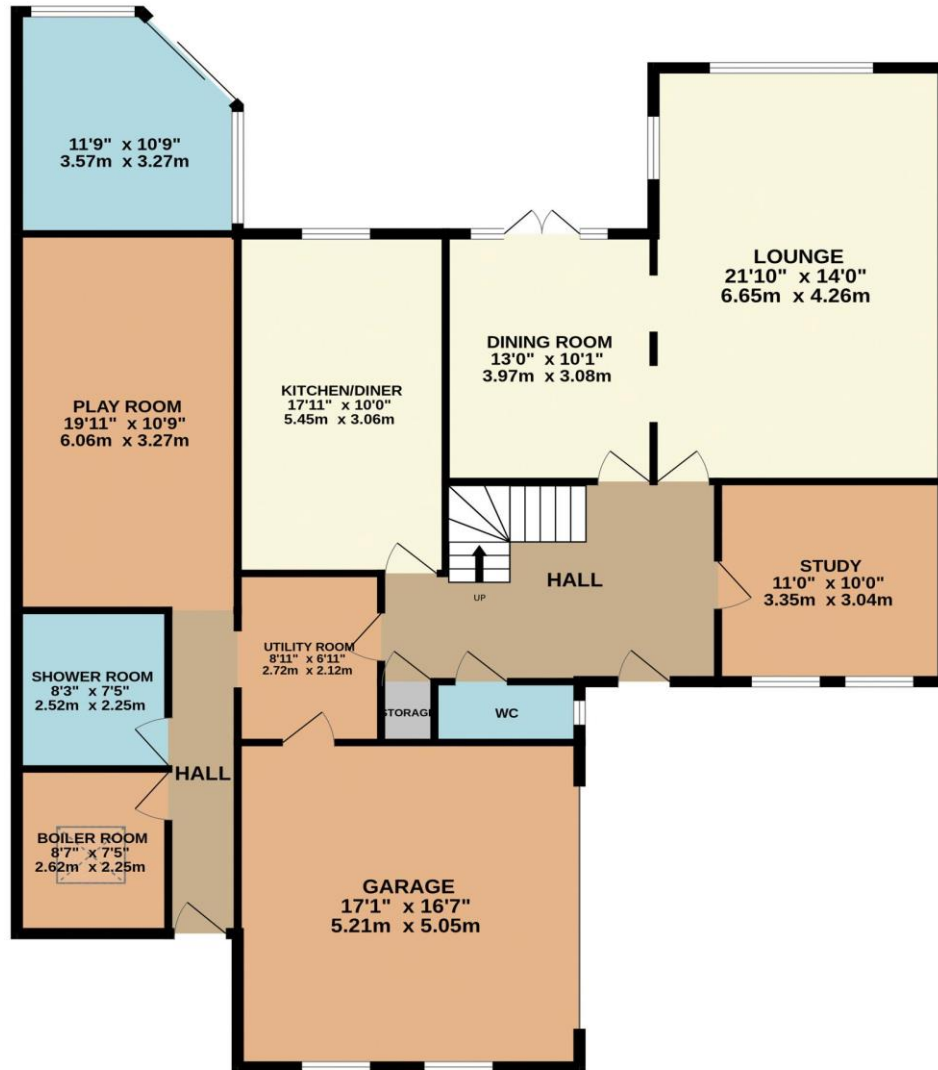
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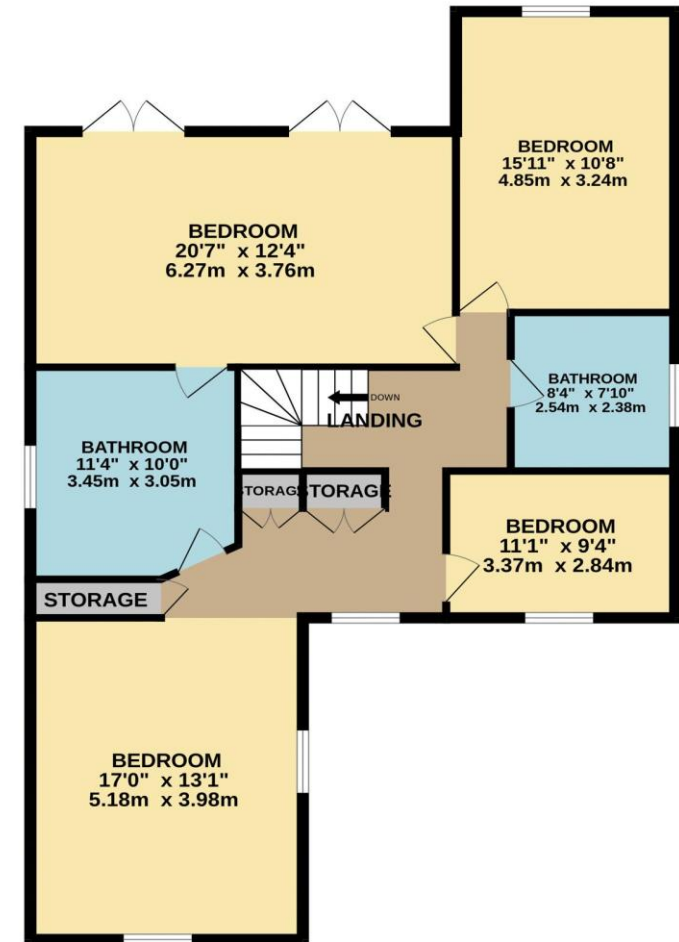




GROUND FLOOR
1772 sq.ft. (164.7 sq.m.) approx.



1ST FLOOR
1090 sq.ft. (101.3 sq.m.) approx.



TOTAL FLOOR AREA : 2862 sq.ft. (265.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Opening Times

Mon	9am to 6.30pm
Tues	9am to 6.30pm
Wed	9am to 6.30pm
Thurs	9am to 6.30pm
Fri	9am to 6.30pm
Sat	9am to 5.00pm
Sun	Closed



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. Potential buyers are advised to recheck the measurements.