



John Wallace

Yewlands, Hoddesdon, EN11 8BU |  
£1,495,000 | Freehold

## Key features

- Prestigious 1929 detached residence in sought-after Yewlands
- Dual gated access with in-and-out driveway and pedestrian entry
- Well-proportioned interiors, ready for updating yet comfortably liveable
- Four/five bedrooms offering flexibility and comfort
- Generous circa 0.5-acre plot with a 145ft south east facing, private garden, backing directly onto the picturesque New River
- Vast potential for extension or redevelopment (subject to planning)
- Impressive entrance hall leading to spacious living and dining spaces
- Prime location, close to town centre and Broxbourne station



## Property Information

Tenure Freehold

Council Tax H

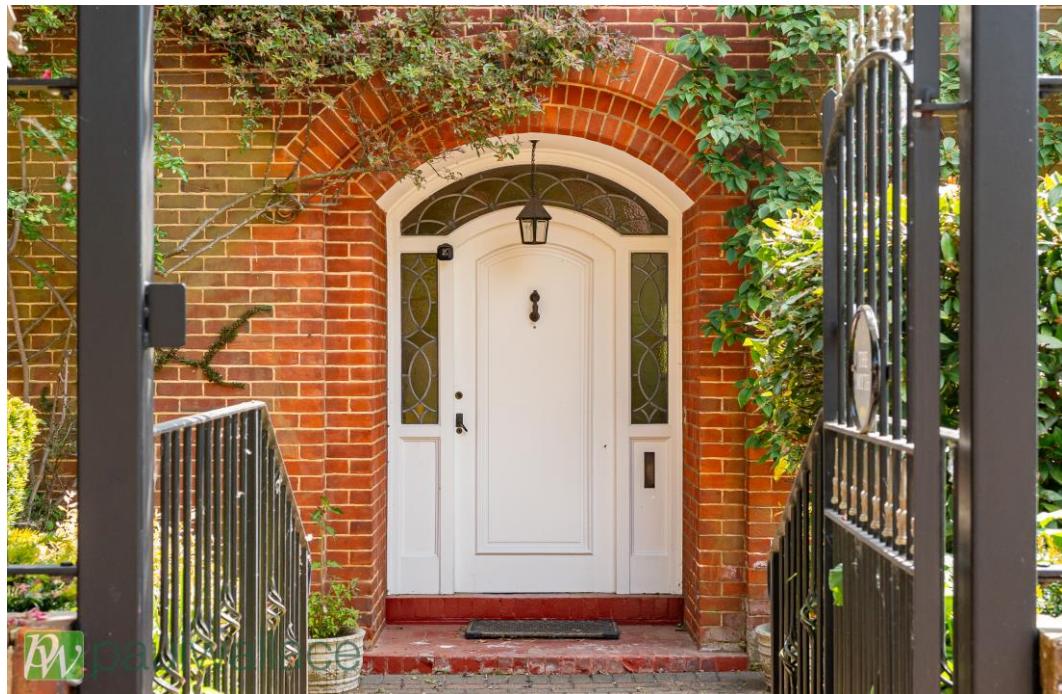
EPC Rating E

Local Authority Broxbourne Borough Council





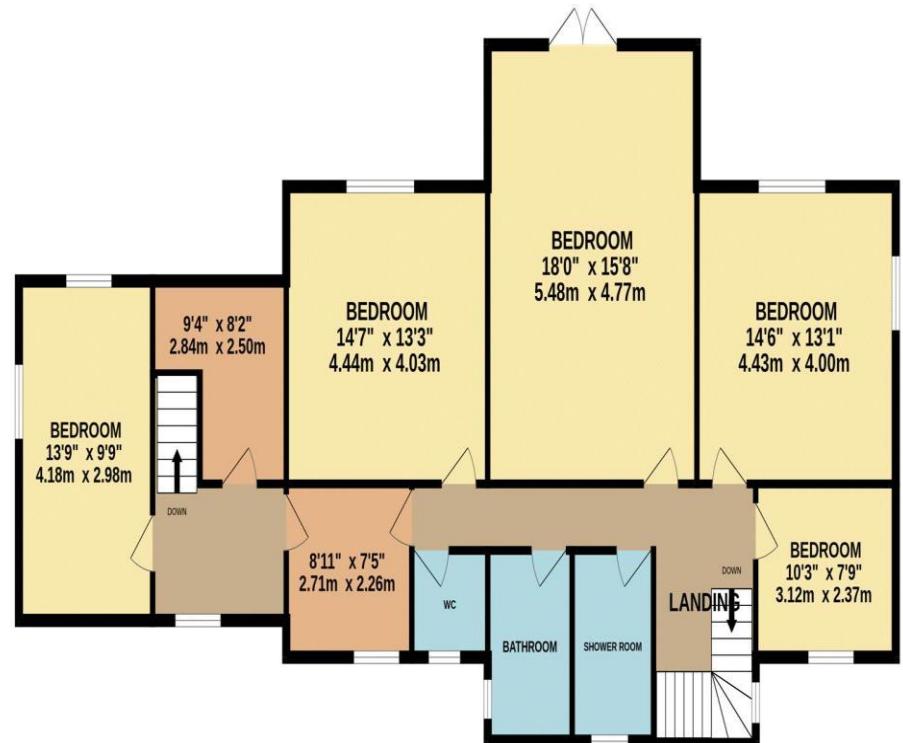
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GROUND FLOOR  
1530 sq.ft. (142.1 sq.m.) approx.



1ST FLOOR  
1392 sq.ft. (129.4 sq.m.) approx.



TOTAL FLOOR AREA: 2922 sq.ft. (271.5 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

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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.