



Woollens Brook, Hoddesdon, EN11 9BN |
£1,250,000 | Freehold

Woollens Brook, Hoddesdon, EN11 9BN

Key features

- Stunning 2300 sqft extended, detached house on a 0.677-acre plot
- Gated driveway with parking for up to 10 cars
- Kitchen/breakfast and versatile sitting/dining with expansion potential (STPP)
- Beautifully landscaped gardens with side potential for annexe (STPP)
- Five double bedrooms, three reception rooms, and three bathrooms
- Grand living room with bi-fold doors and picturesque garden views
- Principal bedroom with en-suite, plus expansive loft for conversion (STPP)
- Stunning Woollens Brook location near top schools and commuter stations

Property Information

Tenure

Freehold

Council Tax

G

EPC Rating

B

Local Authority

Broxbourne Borough Council

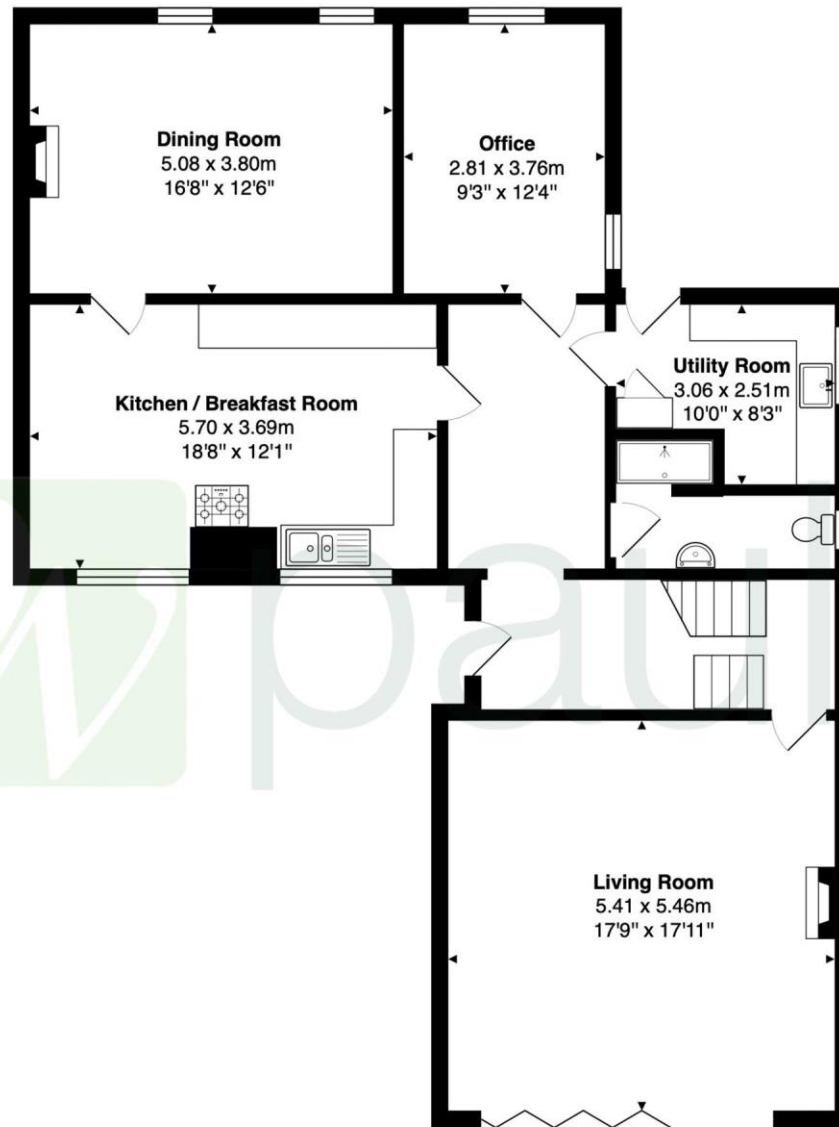


hoddesdon@paulwallace.co.uk

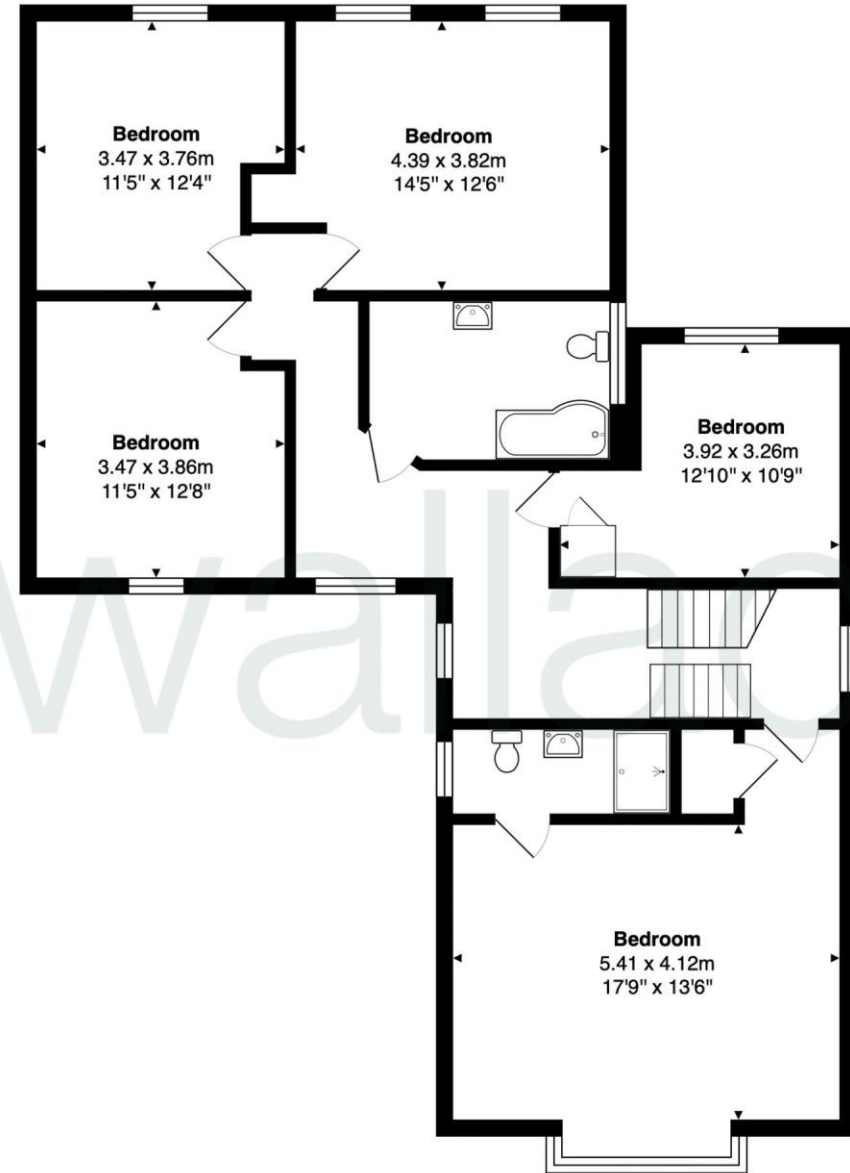
01992 466471







Ground Floor
Area: 113.2 m² ... 1219 ft²



First Floor
Area: 112.6 m² ... 1212 ft²

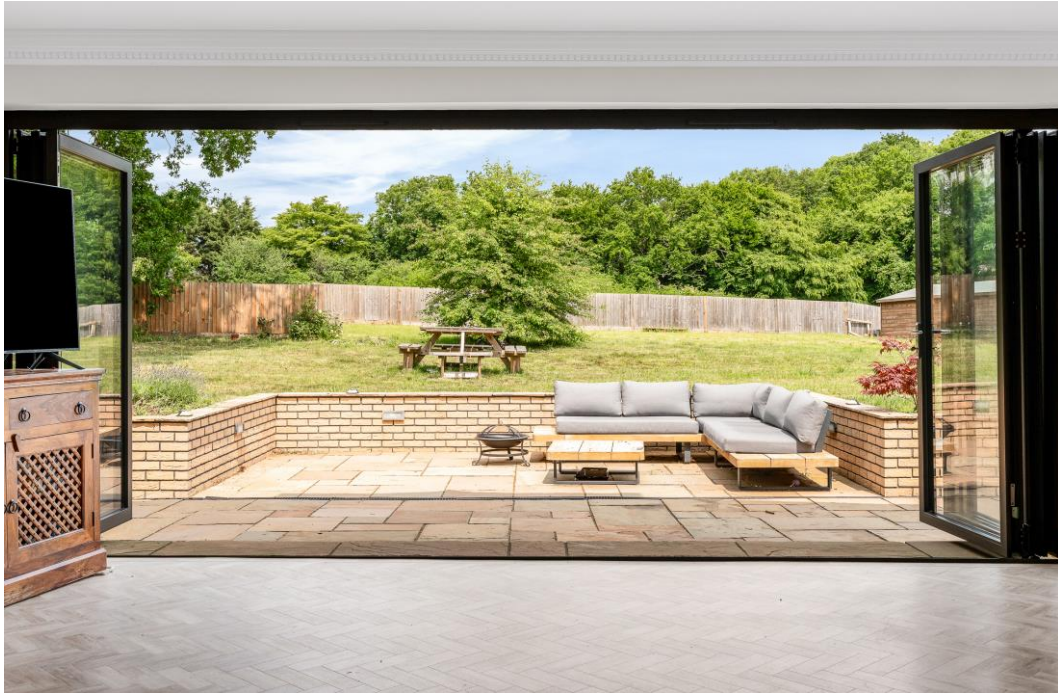
Total Area: 227.6 m² ... 2450 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk







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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.