



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



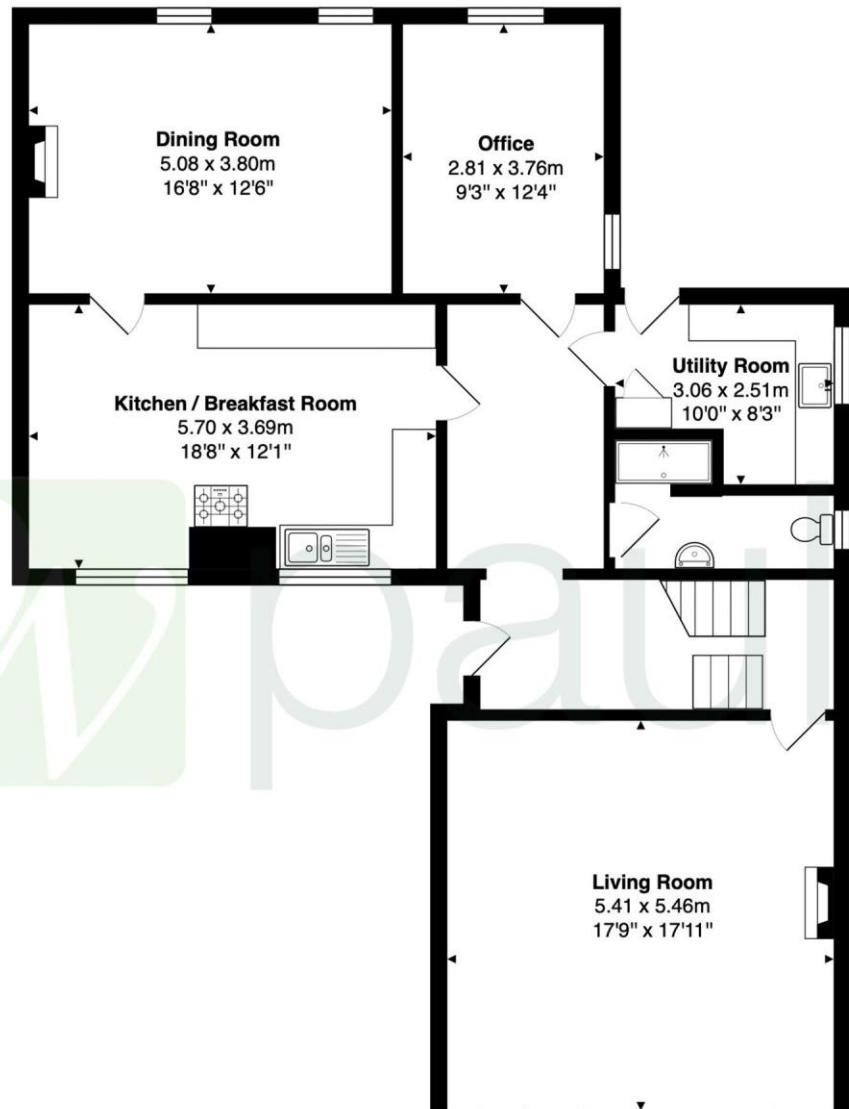
**pw** paulwallace  
estate agents

hoddesdon@paulwallace.co.uk

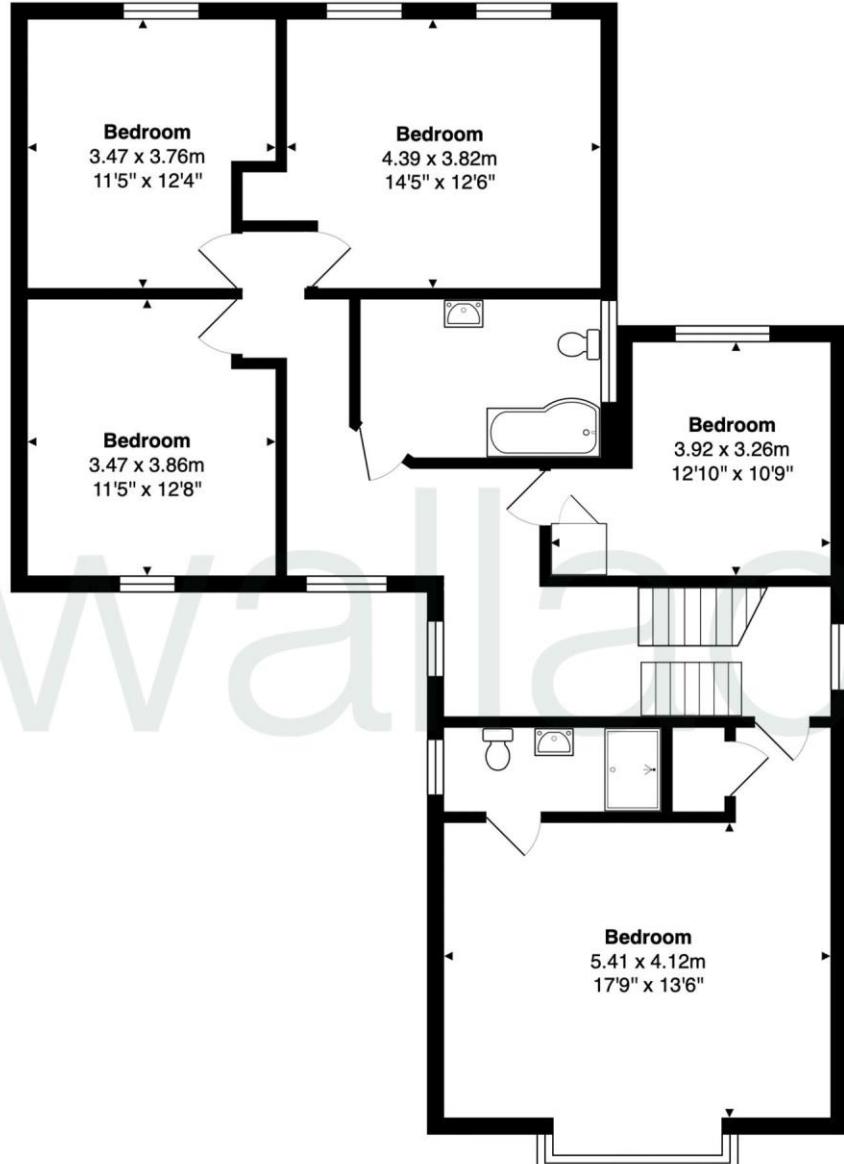
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**Ground Floor**  
Area: 113.2 m<sup>2</sup> ... 1219 ft<sup>2</sup>



**First Floor**  
Area: 112.6 m<sup>2</sup> ... 1212 ft<sup>2</sup>

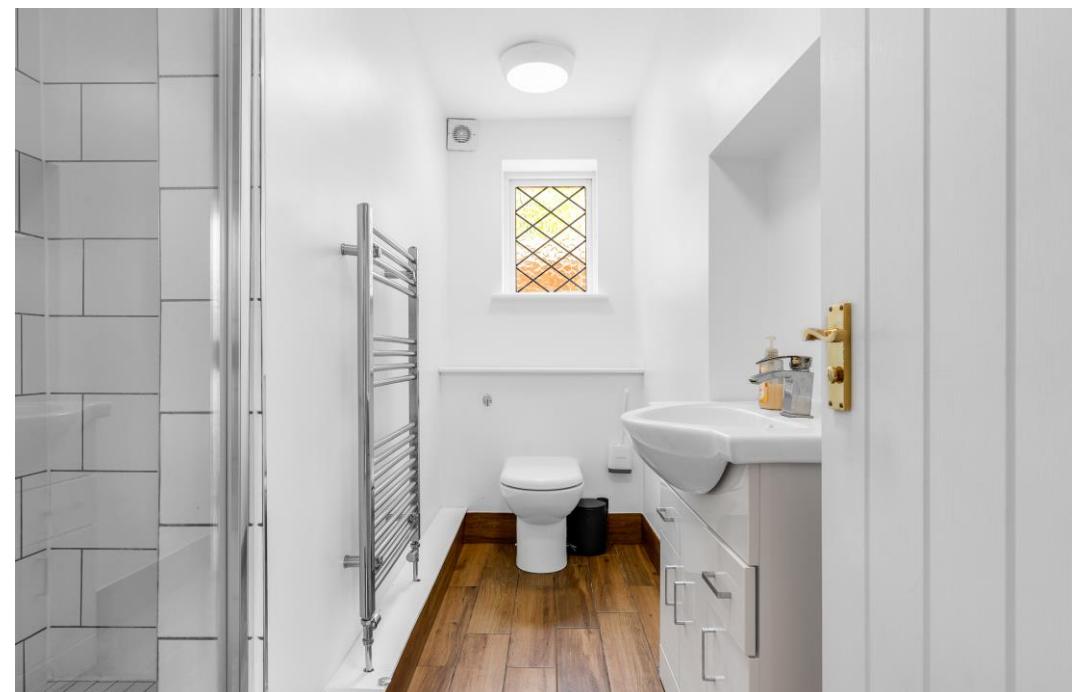
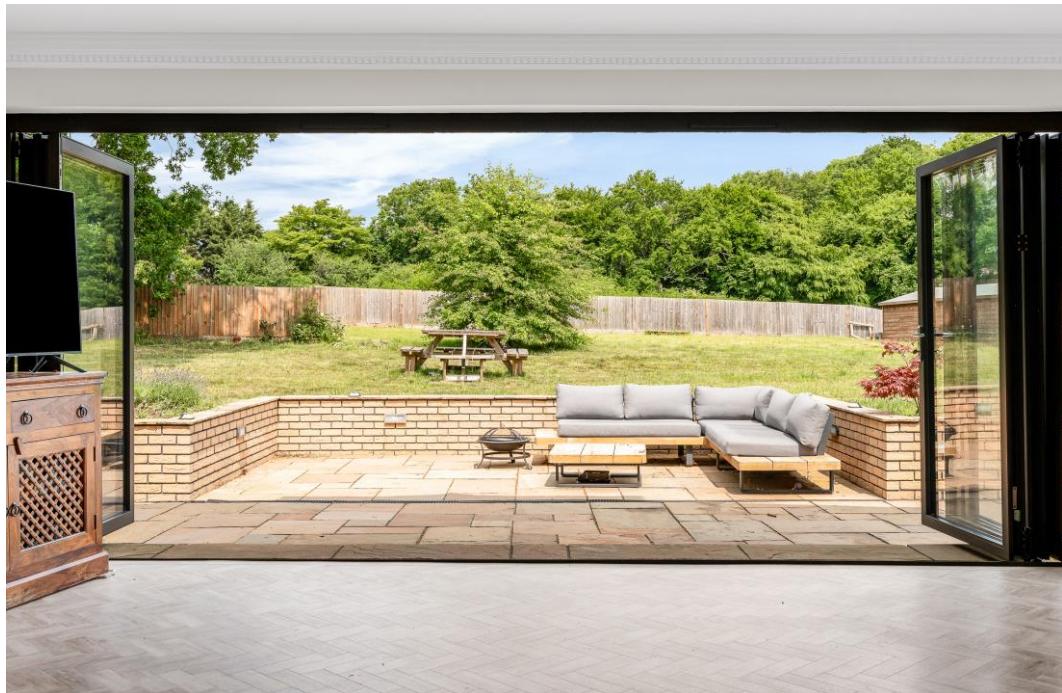
Total Area: 227.6 m<sup>2</sup> ... 2450 ft<sup>2</sup>

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.

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### Paul Wallace Estate Agents

70 High Street  
Hoddesdon  
Hertfordshire  
EN11 8ET

 01992 466471

 [hoddesdon@paulwallace.co.uk](mailto:hoddesdon@paulwallace.co.uk)

 [www.paulwallace.co.uk](http://www.paulwallace.co.uk)



### 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