

Lanes

ESTATE AGENTS

Estate Agents • Lettings • Land & New Homes



218 Ware Road, Hoddesdon, EN11 9EY

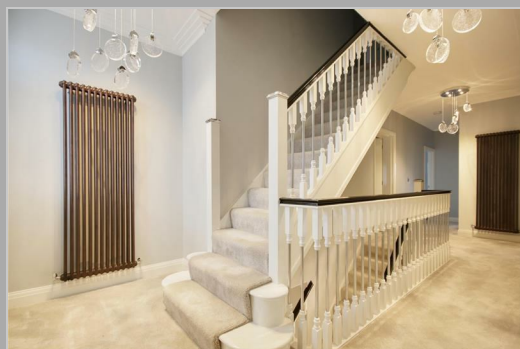
Offers In Excess Of £1,000,000

Immaculate Six Bedroom Detached Family Home - Situated on the desirable Ware Road, EN11. For those seeking a spacious family home with exceptional features. Spanning over 3,500 square feet, this residence boasts an abundance of space, making it ideal for larger families or those who enjoy entertaining.

The property comprises of well-appointed reception rooms, providing ample areas for relaxation and social gatherings. With six generously sized double bedrooms, there is plenty of room for family members and guests alike. The five bathrooms ensure convenience and privacy for all, catering to the needs of a busy household.

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. A standout feature of this property is the double storey annex, which presents versatile options for use as a guest suite, home office, or even a separate living space for extended family. The gated driveway accommodates up to six cars, offering secure parking and easy access.

You are also perfectly positioned for easy access to Hoddesdon Town centre and under one mile to Rye House train station giving direct access to London Liverpool Street.



Entrance Hall

Lounge / Diner

Kitchen

Utility Room

Downstairs w/c

Family Bathroom

Master Bedroom

En-Suite To Master

Bedroom Two

En-Suite To Bedroom Two

Bedroom Three

Bedroom Four

Bedroom Five

En-Suite To Bedroom Five

Bedroom Six

En-Suite To Bedroom Six

Annex Ground Floor

Annex Shower Room

Annex First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	84
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



2 Market Street, Hertford, SG14 1BD

Tel: 01992 582 000 Email: he@lanesproperty.co.uk www.lanesproperty.co.uk

