



218 Ware Road, Hoddesdon, EN11 9EY

Asking Price £1,000,000



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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

37'8 max x 30'5 max (11.48m max x 9.27m max)

Kitchen

15'7 x 14'0 (4.75m x 4.27m)

Utility Room

8'9 x 7'8 (2.67m x 2.34m)

Downstairs w/c

Family Bathroom

Master Bedroom

20'3 max x 14'8 (6.17m max x 4.47m)

En-Suite To Master

Bedroom Two

14'8 x 11'5 (4.47m x 3.48m)

En-Suite To Bedroom Two

Bedroom Three

14'8 x 10'5 (4.47m x 3.18m)

Bedroom Four

12'10 x 11'4 (3.91m x 3.45m)

Bedroom Five

19'3 x 10'9 (5.87m x 3.28m)

En-Suite To Bedroom Five

Bedroom Six

19'5 x 10'9 (5.92m x 3.28m)

En-Suite To Bedroom Six

Annex Ground Floor

23'0 x 16'3 (7.01m x 4.95m)

Annex Shower Room

Annex First Floor

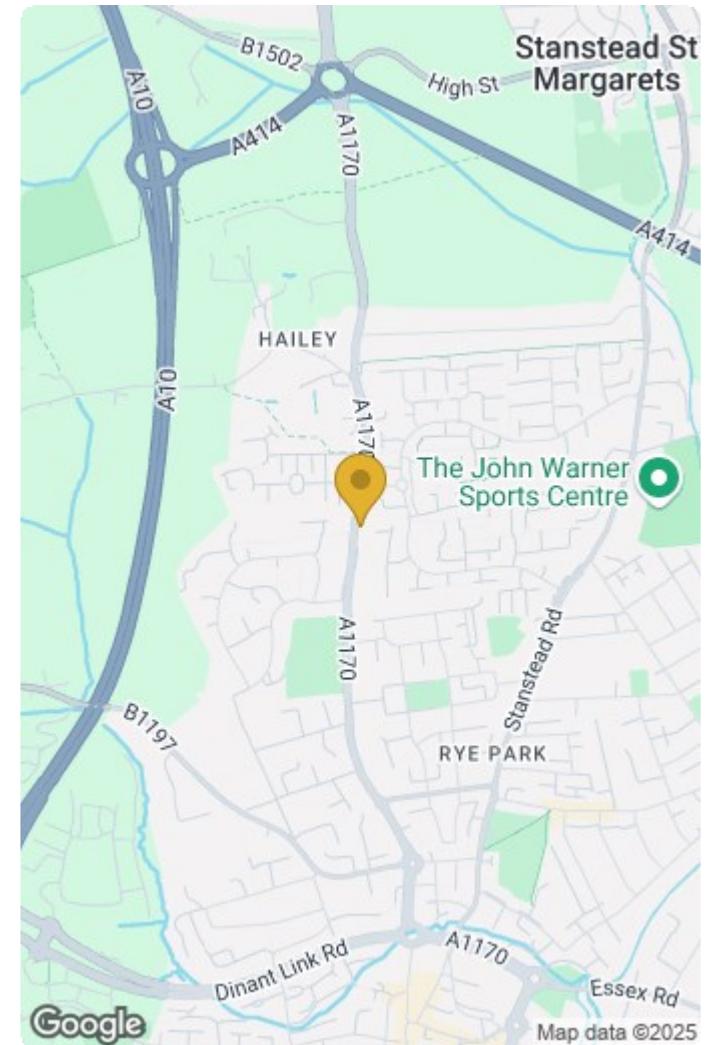
23 x 10'4 (7.01m x 3.15m)







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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We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot 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.

