



Key features

- Prestigious Woodlands Close location
- Impressive frontage with extensive parking
- Reception hall with galleried landing
- Beautiful garden room overlooking the rear garden
- Four double bedroom detached family home
- Integral double garage
- Stunning kitchen/breakfast room
- Bedroom one with fitted wardrobes and en-suite shower room

Property Information

Tenure
Freehold

Council Tax
G

EPC Rating

Local Authority
Broxbourne Borough Council



 paulwallace
estate agents

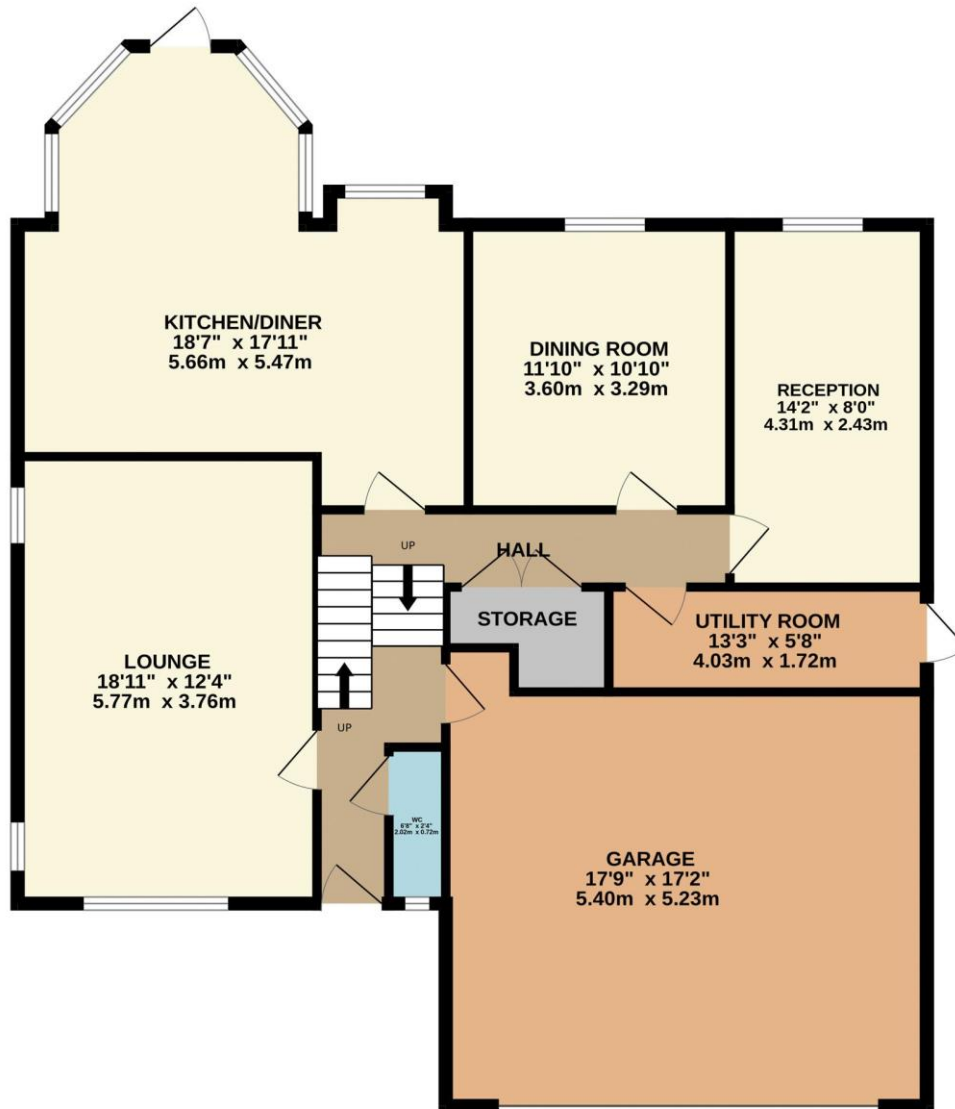
hoddesdon@paulwallace.co.uk

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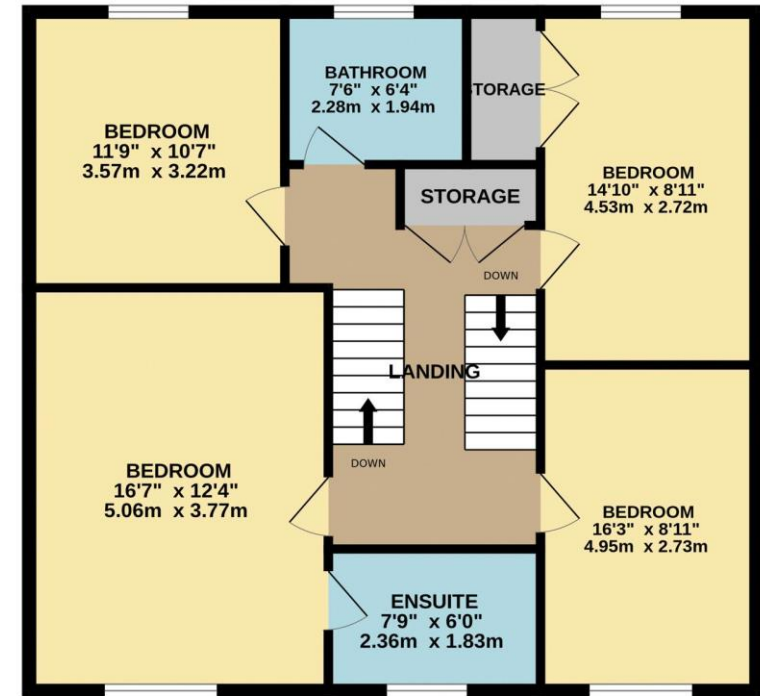




GROUND FLOOR
1325 sq.ft. (123.1 sq.m.) approx.



1ST FLOOR
863 sq.ft. (80.2 sq.m.) approx.



TOTAL FLOOR AREA : 2188 sq.ft. (203.3 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



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.