





Lea Road, Hoddesdon, EN11 0NP

GUIDE PRICE £450,000 to £475,000 Westwood Leber are delighted to bring to the market this superb three-bedroom semi-detached family home on Lea Road. This property has already had planning permission granted for an impressive 95m² single-storey rear and side extension (Ref: 07/22/0731/HF) and offers further potential subject to planning consent.

Inside, the home offers a bright bay-fronted living room with a wood-burning fireplace and a modern kitchen-diner with sleek cabinetry, integrated appliances and induction hob opening onto the garden. Upstairs are three bedrooms and a stylish family bathroom with freestanding bath and separate rainfall shower. Additional benefits include new double glazing, a three-year-old gas boiler and a fully boarded loft with fitted ladder, ideal for storage or conversion potential. To the front, there is ample parking for three to four vehicles including a covered carport.

The house is set on a generous plot with a beautifully maintained south-facing garden.. At the rear of the garden sits a large 7.6m x 3.3m fully insulated garden office/studio complete with air conditioning, underfloor heating and full fibre broadband, perfect for home working or as a versatile additional space.

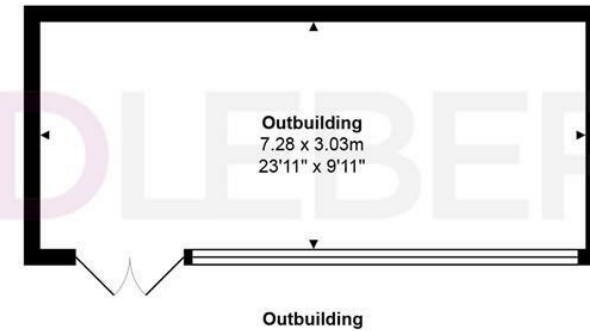
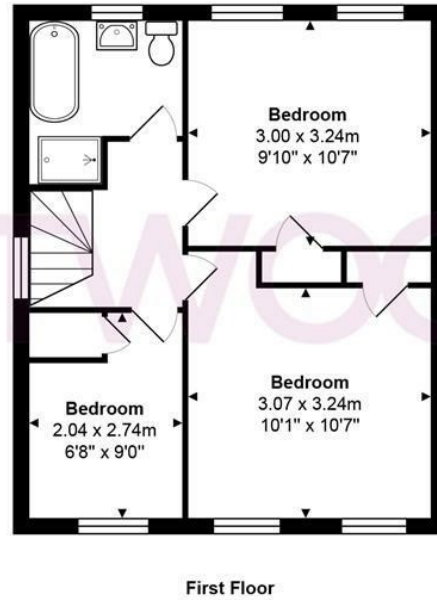
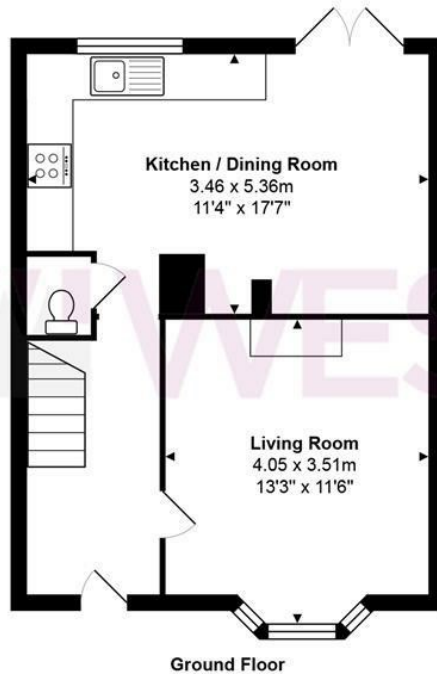
Lea Road is superbly located within just a five-minute walk of Rye House train station, offering direct access into London Liverpool Street in under 40 minutes. The area is also close to excellent schools, parks, scenic river walks and the RSPB Rye Meads nature reserve, making it a highly desirable location for families and professionals alike.

This is a fantastic opportunity to secure a home with huge potential in one of the area's most sought-after locations.



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Total Area: approx. 96.7 m² ... 1041 ft²

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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