

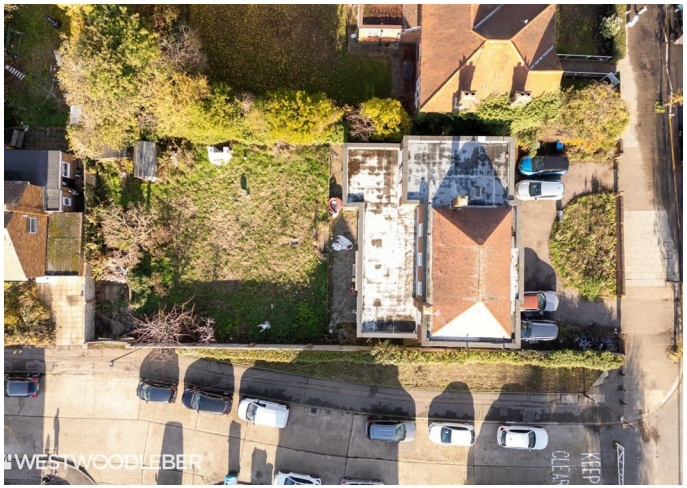
WESTWOODLEBER
LET US GUIDE YOU HOME

Hertford Road, Waltham Cross, EN8 7RU

Guide price £1,500,000







Hertford Road, Waltham Cross, EN8 7RU

Extending to approximately 2,904 sq ft, this substantial property offers an incredible amount of accommodation, versatility and potential, making it an exciting opportunity for a wide range of purchasers.

Currently arranged to provide six bedrooms, multiple reception rooms, a kitchen, breakfast room, study, bathroom facilities and garage, the property offers an abundance of internal space and presents a fantastic opportunity for those looking to create something truly special.

For developers and investors, the property already benefits from planning permission for the demolition of the existing building and the construction of two new residential blocks, providing a total of 12 flats. This offers an exciting opportunity to take forward an established development scheme.

However, we believe the appeal of this property goes far beyond its development potential. For those looking for a substantial family residence, the existing accommodation offers the foundations for an exceptional home, with generous bedrooms, multiple living spaces and plenty of room for a growing family.

Historically utilised as a doctor's surgery, the property's size, layout and previous use also open the door to a variety of potential commercial opportunities, subject to any necessary planning and consents. Whether for continued medical use, professional offices or another suitable business venture, the possibilities are extensive.


WESTWOODLEBER



Total Area: approx. 269.8 m² ... 2904 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.

Property marketing provided by www.fotomarketing.co.uk

WESTWOODLEBER
LET US GUIDE YOU HOME

Call: 01992 443311
hello@westwoodleber.co.uk

8 The Pavilion, Hoddesdon, EN11 8UB
www.westwoodleber.co.uk

WESTWOODLEBER

LET US GUIDE YOU HOME

WESTWOODLEBER

LET US GUIDE YOU HOME

WESTWOODLEBER

LET US GUIDE YOU HOME

WESTWOODLEBER

LET US GUIDE YOU HOME

WESTWOODLEBER

LET US GUIDE YOU HOME