Eldon Road, Hoddesdon, Dobbs Weir, EN11 0BH

Guide price £779,995

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Westwood Leber are delighted to offer this exceptional four-bedroom detached family home, enviably positioned in the highly sought-after location of Dobbs Weir. Set in a tranquil and picturesque setting, this beautifully presented property boasts breathtaking views over the lake to the rear, with direct access to the water's edge – a truly rare and peaceful lifestyle opportunity.

The current owners have tastefully updated the home, creating a deceptively spacious and highly versatile layout that lends itself perfectly to modern family living. The property also offers excellent scope for further extension (subject to the usual planning permissions), presenting an exciting opportunity to add future value.

Accommodation comprises a grand and welcoming entrance hall, a stylish open-plan kitchen/breakfast room, a generous free-flowing dual-aspect lounge with uninterrupted lake views, a formal dining room, a separate utility room, and a ground floor cloakroom.
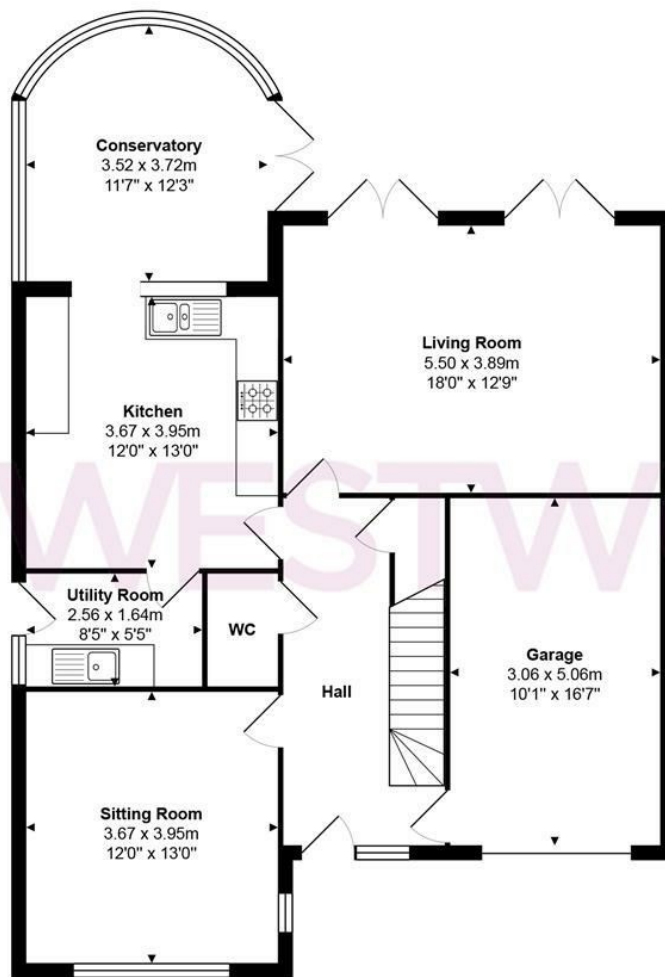
Upstairs, the home features four well-proportioned double bedrooms, including a large principal suite with its own en-suite bathroom, complemented by a modern three-piece family bathroom.
Externally, the property continues to impress with a beautifully landscaped rear garden, private driveway parking, and an attached garage.

Homes in this highly desirable location with lakeside access are rarely available, and internal viewing is strongly advised to appreciate the full potential on offer.
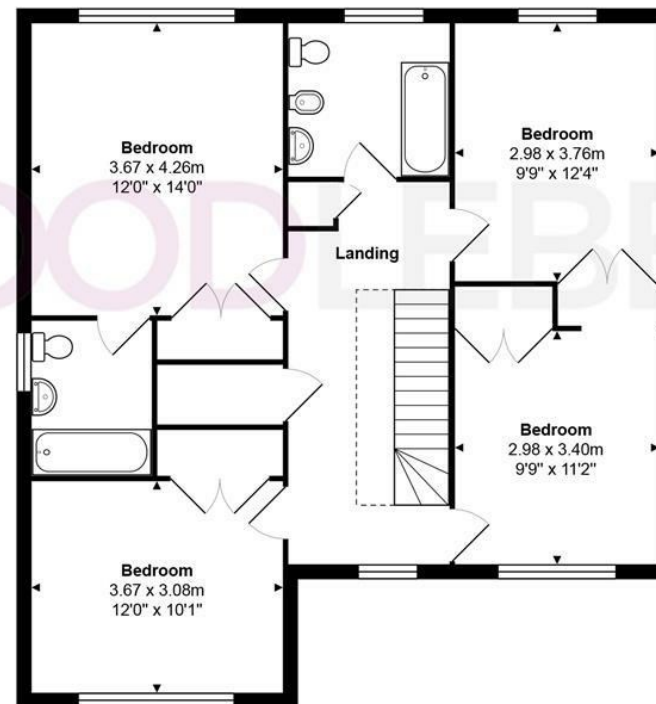
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Conservatory
3.52 x 3.72m
11'7" x 12'3"

Living Room
5.50 x 3.89m
18'0" x 12'9"

Kitchen
3.67 x 3.95m
12'0" x 13'0"

Utility Room
2.56 x 1.64m
8'5" x 5'5"

WC

Garage
3.06 x 5.06m
10'1" x 16'7"

Hall

Sitting Room
3.67 x 3.95m
12'0" x 13'0"

Ground Floor
Area: approx. 99.0 m² ... 1066 ft²

Bedroom
3.67 x 4.26m
12'0" x 14'0"

Bedroom
2.98 x 3.76m
9'9" x 12'4"

Landing

Bedroom
2.98 x 3.40m
9'9" x 11'2"

Bedroom
3.67 x 3.08m
12'0" x 10'1"

First Floor
Area: approx. 79.1 m² ... 852 ft²

Total Area: approx. 178.1 m² ... 1917 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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