




paulwallace  
01992 466471  
FOR SALE

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Ditchfield Road, Hoddesdon, EN11 9HU |  
£525,000 | Freehold

## Ditchfield Road, Hoddesdon, EN11 9HU

This attractive semi-detached property features four spacious double bedrooms, offering ample living space for a growing family or those in need of extra room. The large frontage provides extensive parking on the gravel drive, making it convenient for multiple vehicles. The property has been extended to include two large reception rooms, along with two family bathrooms. The property also benefits from kitchen / diner, double glazed windows and off-street parking and is offered chain free. The property presents an excellent opportunity for those seeking to put their own stamp on

### Key features

- Four spacious double bedrooms
- Two large reception rooms
- Kitchen / breakfast room
- Double glazed windows
- Large frontage with extensive parking on gravel drive
- Two family bathrooms
- In need of some modernisation

### Property Information

Tenure  
Freehold

Council Tax  
D

EPC Rating  
D

Local Authority  
Broxbourne Borough Council

Lease Length

Service Charge & Ground Rent  
TBC



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estate agents

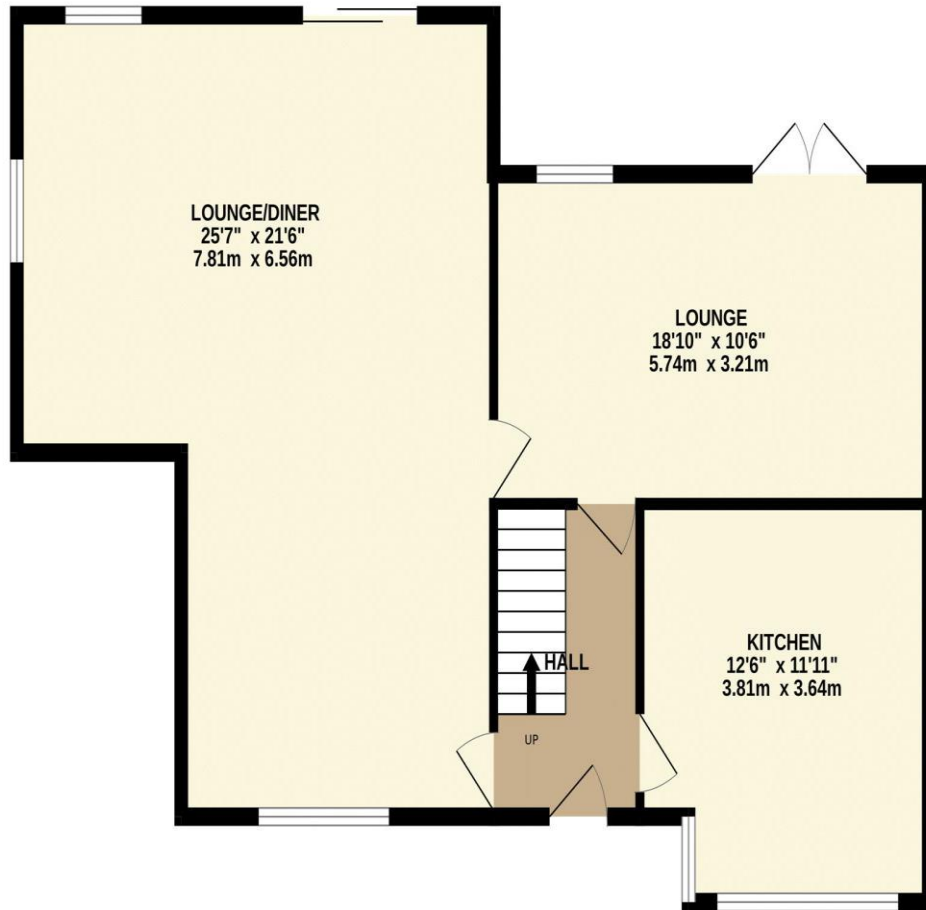
hoddesdon@paulwallace.co.uk

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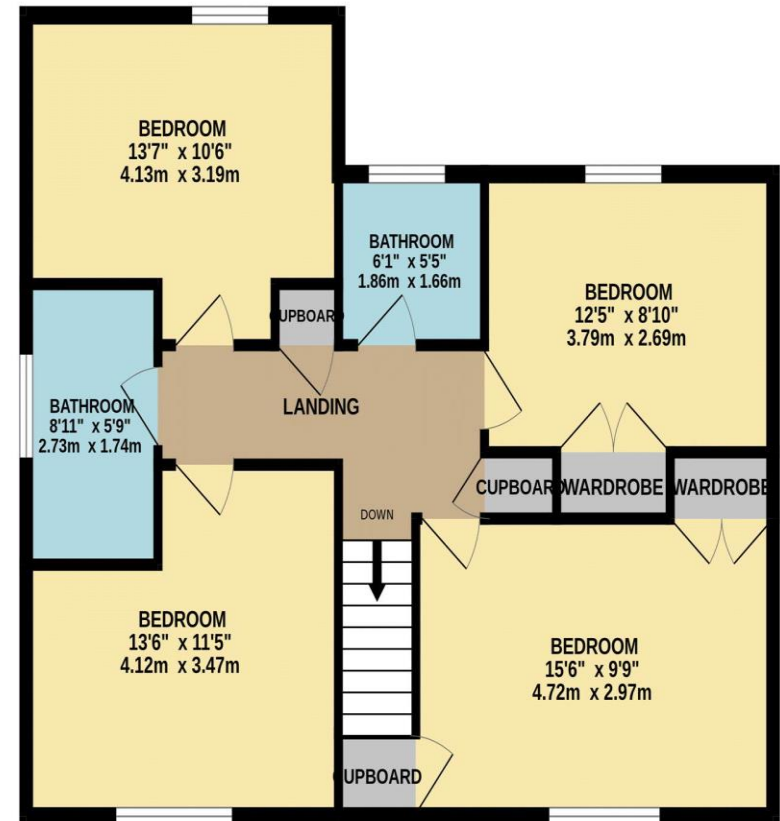




GROUND FLOOR  
860 sq.ft. (79.9 sq.m.) approx.



1ST FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA : 1592 sq.ft. (147.9 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