

LEASEHOLD



House - Terraced

# 4 ST CROSS COURT, UPPER MARSH LANE, HODDESDON, EN11 8LG

Guide Price

## £325,000

### FEATURES

- Guide Price - £325,000
- Within Walking Distance To Broxbourne BR
- Chevron Wood Flooring
- Two Double Bedroom Home
- X2 Allocated Parking Spaces
- High Specification Kitchen With Neff Appliances



# 2 Bedroom House - Terraced located in Hoddesdon

Located within walking distance to Broxbourne station is this SIGNIFICANTLY UPGRADED two double bedroom/two bath home enjoying a private garden terrace, high specification kitchen with integrated appliances, chevron wood flooring and two allocated parking spaces.

Call us on

**0199 253 2222**

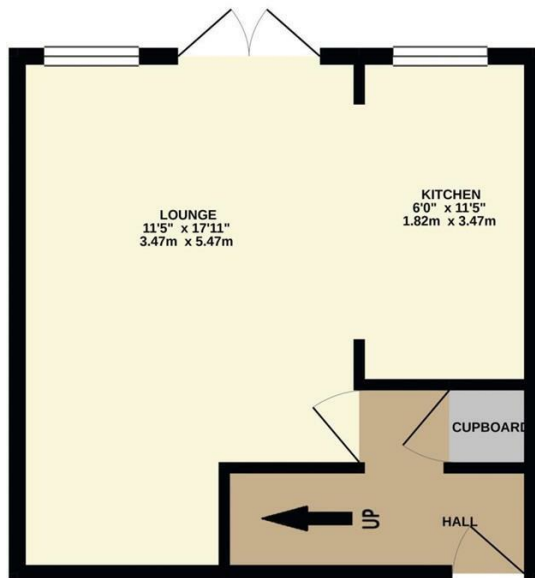
[info@abelestateagent.co.uk](mailto:info@abelestateagent.co.uk)

[www.abelestateagent.co.uk](http://www.abelestateagent.co.uk)

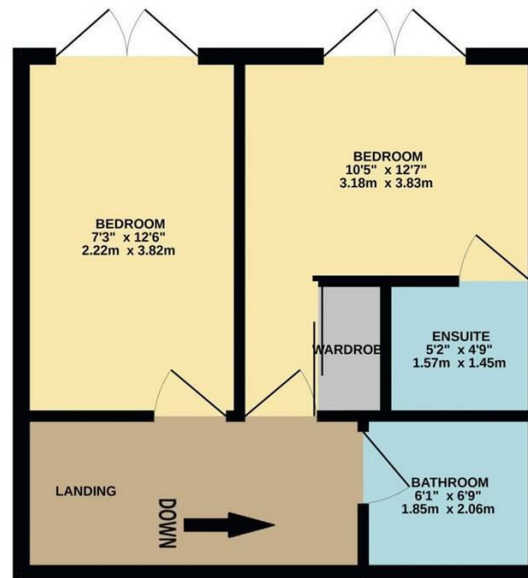
**Council Tax Band**

**C**

GROUND FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



1ST FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 642 sq.ft. (59.6 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.  
Made with Metropix ©2021

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these 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 and potential buyers are advised to recheck the measurements.

