



**Shepherds**  
Property Sales & Lettings

Yew Walk | Hoddesdon | EN11 8BB | £699,995



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# Yew Walk | Hoddesdon | EN11 8BB

This spacious property is located on the most sought after road and features a brand new kitchen, refitted bathrooms, superb living room and a master bedroom suite. The property is in a peaceful shared between 4 houses and is a short distance from Broxbourne Train Station & the local High Street. The property comprises of a entrance hallway with staircase wrapped around a brick feature pillar, which leads you into the modern kitchen / dining room which overlooks the well sized rear garden. Downstairs also comprises a cloakroom, an office space and a living room, which looks out on the front garden. Upstairs, the Master suite offers a Dressing room which leads into the en-suite. Upstairs also offers a further 2 Double bedroom with Built-in wardrobes, and a family Bathroom.

- 1,800 sq ft Family Home
- Great Location
- Modern bathrooms
- Modern Kitchen / Dining room
- Short Distance To Broxbourne Station
- Ample Parking
- Large Living Room
- Rear Garden With Summer House



Open Porch

Enclosed Porch  
4'4 x 3'4

Reception Hall  
10'10 x 9'8

Inner Hall

Cloakroom  
7'3 x 4'1

Sitting Room  
16'7 x 10'1

living Room  
17'8 x 15'9

Kitchen/ Dining/ Family Room  
21'6 x 14'7

Utility Room  
7'8 x 7'5

first Floor Landing

Principal Bedroom Suite

Bedroom Area  
13'8 x 12'11

Dressing Rm & Walk in Wd  
11' x 8'5 + bay

En-Suite Bath/Shower Room  
11'1 x 8'8

Bedroom Two  
12'8 +wds x 10'8

Stairs to Loft Storage

Bedroom Three  
12'1 inc wds x 11'

Family Bath/Shower Room  
8'9 x 7'7

Exterior

Front Driveway

Garden Area

Ancillary Parking Area

Rear Garden

Summer House

Covered BBQ Area



**Disclaimers:** 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

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**Tenure :** Freehold  
**Council:** Broxbourne Borough  
**Tax Band:** F



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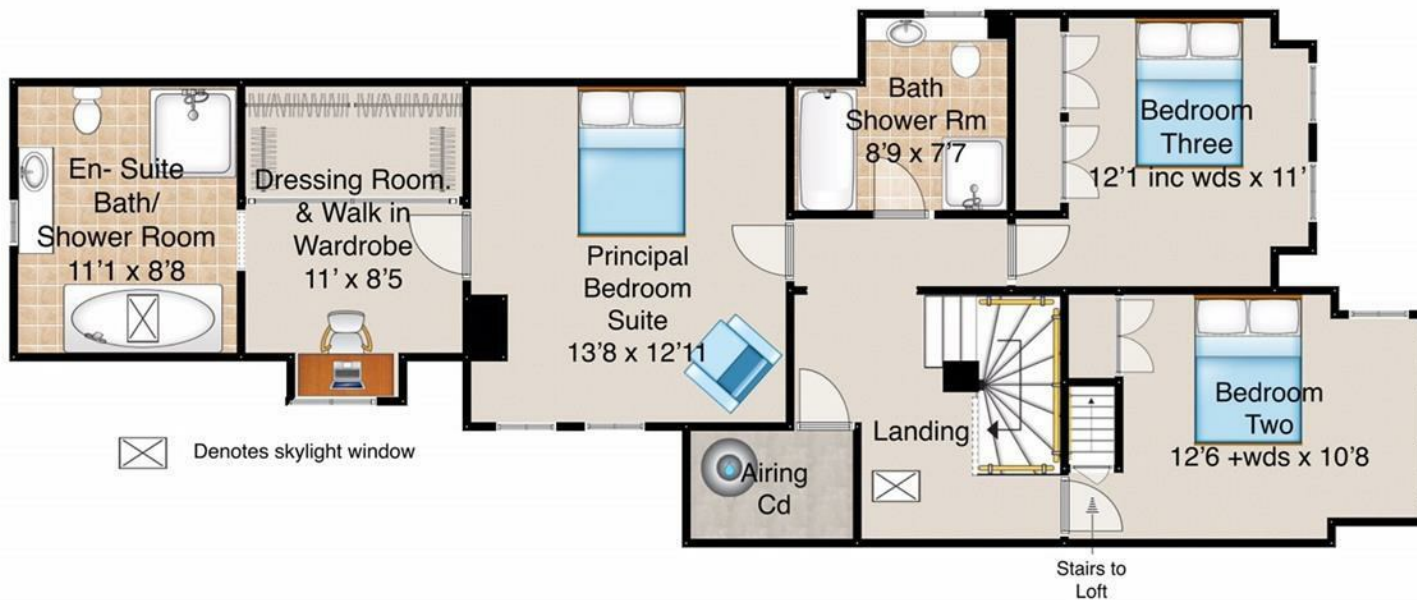
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Yew Walk  
Yewlands  
Hoddesdon



This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd

Total Approx. Floor Space  
1877 Sq Feet House 174.4 Sq Metres  
Summer House 109.Sq Feet. 10.13 Sq Metres



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### **CHESHUNT**

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

### **HODDESODON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)



**FINE & COUNTRY**

