



Shepherds  
Property Sales & Lettings



Shepherds  
Property Sales & Lettings

Cedar Green | Hoddesdon | EN11 8BZ | £589,995



Shepherds  
Property Sales & Lettings



Shepherds  
Property Sales & Lettings



Shepherds  
Property Sales & Lettings



Shepherds  
Property Sales & Lettings



Shepherds  
Property Sales & Lettings

# Cedar Green | Hoddesdon | EN11 8BZ

A tastefully extended 5 Bedroom End of Terrace house in a popular cul-de-sac on the borders of Hoddesdon and Broxbourne and within walking distance of Hoddesdon Town Centre and the Station at Broxbourne. The accommodation comprises of adaptable and very usable range of rooms. There is a larch entrance porch with cloaks cupboard, a modern fitted kitchen, inner hallway, cloakroom, sitting room with garden access, a separate living/ dining room, study area, downstairs shower room and a utility kitchen. Upstairs there is are 4 double bedrooms, a single bedroom, a modern family bathroom and a shower room.

The property has a large driveway to the front with parking for a number of cars, gas central heating, UPVC double glazing and a south facing garden.

The present owners do use the rooms differently to the above as they use some of the downstairs rooms as an annex by using the study area as a bedroom and the utility room as an annex.

The property is within walking distance of Barclay Park with its children's play area and its walks around the central pond and onto the open countryside or along the river to the Lea Valley Regional Park.

- End of Terrace House
- 5 Bedrooms
- 2/ 3 Reception Rooms
- 3 Bathrooms & 7 a Cloakroom
- South Facing Garden
- Driveway to Front
- Gas Central Heating
- Kitchen & Utility Room
- Potential Annex



Entrance Door

Entrance Porch

9'9 x 5'3

Reception Hall

13'2 x 13'8 narr to 5'4

Cloakroom

Kitchen

15'1 x 7'6

Sitting Room

14'2 x 11'10

Living / Dining Room

18'4 max x 14'10

Study Area

10'x 6'6

Shower Room

10' x 3'2

Utility Kitchen

10'4 x 7'5

First Floor Landing

Bedroom One

14'2 x 11'11

Bedroom Two

11'2 +wds x 9'11

Bedroom Three

10'5 x 9'7 + wds

Bathroom

11'11 max x 9'10

Bedroom Four

11'11 x 9'6

Shower Room

Bedroom Five

10'4 x 6'

Exterior

Front Garden

Driveway

South Facing Garden



**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.

 5
  3
  2
  C

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



Shepherds  
Property Sales & Lettings



Shepherds  
& Lettings

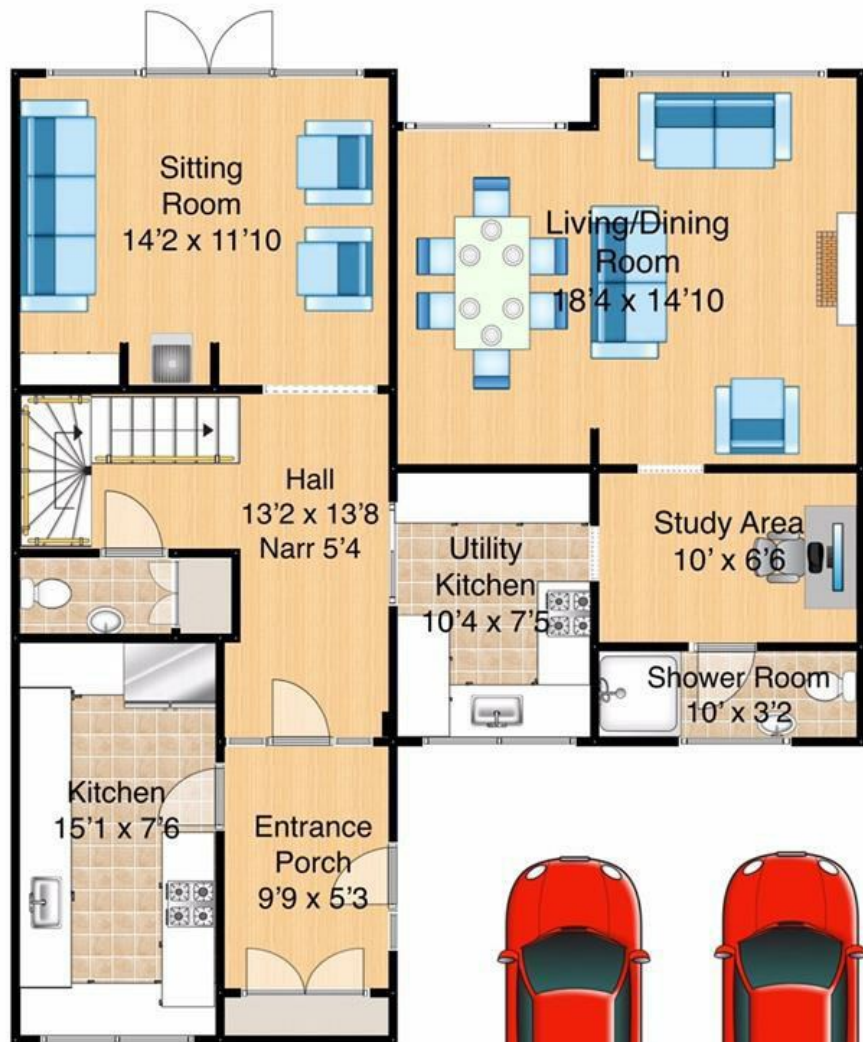


Shepherds  
Property Sales & Lettings



Shepherds  
Property Sales & Lettings

# Cedar Green, Hoddesdon



Approx. Sq Ft 1700

This floor plan is for guidance 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.



**Shepherds**  
Property Sales & Lettings

### **CHESHUNT**

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

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

### **HODDESDON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

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



**FINE & COUNTRY**

