



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

Picardy Close | Dobbs Weir, Hoddesdon | EN11 0FA | £630,000



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

Picardy Close | Dobbs Weir, Hoddesdon | EN11 0FA

An individually designed stunning FOUR DOUBLE BEDROOM DETACHED HOME which is situated in a small Private Cul-de-Sac on the borders of Hertfordshire and Essex .

The spacious family accommodation comprises of: Large Reception Hall, Cloakroom, Generous Living Room, Beautiful bright modern fitted Kitchen /Dining/ Family Room offering an attractive and comprehensive range of units and high end appliances, a large breakfast island, further Dining area with a large lightwell over and direct access into the rear garden.

The property boasts Four Double bedrooms all of which are each serviced by their own individual attractively finished en-suite Bath/ shower rooms, ideal for the larger family.

The property has a good size sunny South facing garden with a large patio area, ideal for al fresco dining and entertaining. also off street parking to the front for two vehicles

Due to the modern building design this house is also highly rated for Energy Performance with a 'B' Rating.

Situated in a popular location the property is ideally suited to fishermen, dog walkers and cyclists with the access to numerous River Walks and the Lea valley Regional Parks in the area and with a popular riverside pub and restaurant within walking distance.

Both Hoddesdon and Harlow shopping centers are within a short drive and both Broxbourne and Rye Park overground rail stations are within reach.

AGENTS NOTE

The property has a small annual maintenance (£240) charge for the upkeep of the private road.

- Detached family home
- Large Living Toom
- Gas Central Heating
- 4 Double Bedrooms
- South Facing Garden
- UPVC Double Glazing
- 4 En-suite Bathrooms
- Superb Modern Kitchen/Dining/ Living Room
- Off street parking for two cars



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

Entrance Hall

18'10" x 6'8"

Living Room

16'2" x 13'9"

Kitchen Diner Family Room

20'8" > 11'2" x 23'4" > 8'4"

Cloakroom

6'1" x 3'3"

First Floor Landing

9'10" x 7'0"

Bedroom One

14'8" x 13'9"

En-Suite 1

8'3" x 5'9"

Bedroom Two

13'5" x 12'3"

En-Suite 2

8'3" x 5'9"

Second Floor Landing

Bedroom Three

13'5" x 10'0"

En-Suite 3

6'10" x 6'9" max

Bedroom Four

13'4" x 10'1"

En-Suite 4

6'10" x 6'10" max

Exterior

Front Driveway

South Facing Garden



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

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.

 4
  4
  2
  B

Tenure : Freehold
Council: Epping Forest
Tax Band: F



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



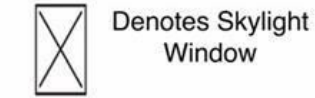
Shepherds
Property Sales & Lettings



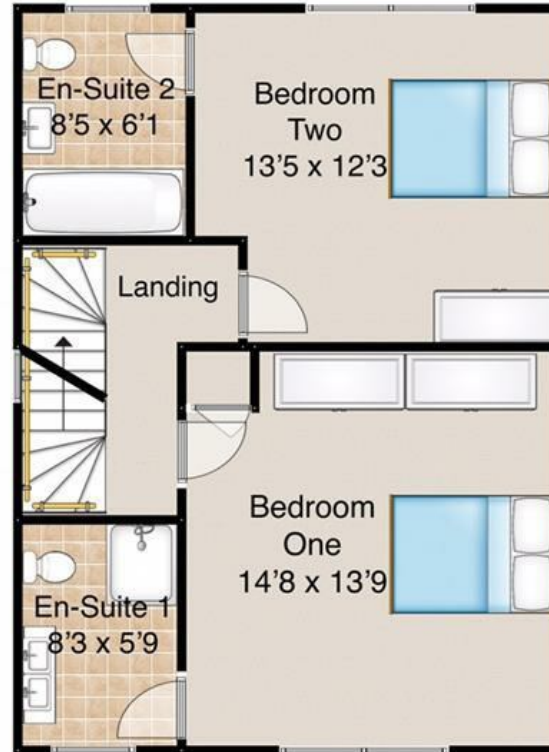
Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

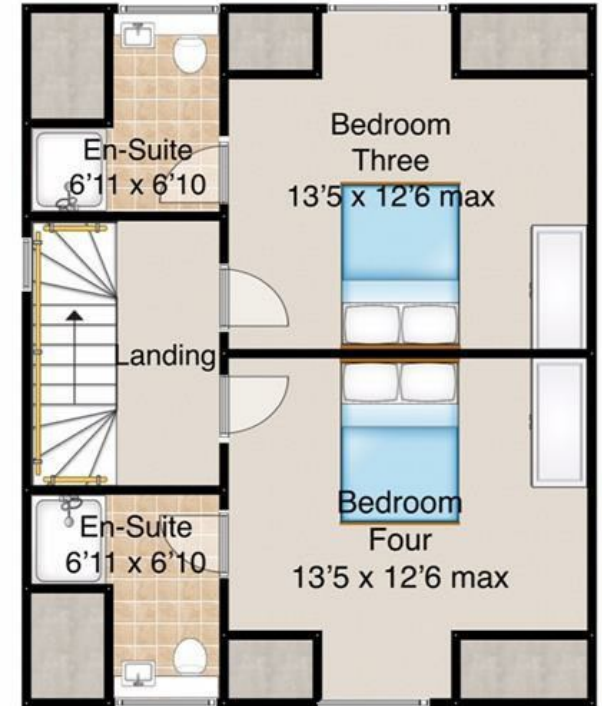


First Floor



Picardy Close
Dobbs Weir
Hoddesdon

Second Floor



This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide and will not be included in any contract. The floor plan is covered by the Copyright Act 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

HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk

