



**Shepherds**

Property Sales & Lettings

Crossfield Road | HODDESDON | EN11 0HL | £339,995



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A two bedroom mid terraced house in a no through road within walking distance of Hoddesdon Town Centre and the station at Rye House that serves London Liverpool Street. The accommodation comprises of an entrance hall, living room, kitchen/ dining room, first floor landing, two double bedrooms and a first floor bathroom, To the front of the property there is a driveway and to the rear of the property is a west facing garden with a substantial lawn and a greenhouse. The property benefits from gas central heating to radiators.

- Terraced House
- Living Room
- Walking Distance of Station
- 2 Bedrooms
- Kitchen Breakfast Room
- Local Shops
- Off Street Parking
- Established Rear Garden
- Gas Central Heating



Entrance Hall

Outside

Lounge/Diner

Driveway

13'6 x 10'5

Rear Garden

Kitchen/ Diner

16'3 x 9'4

First Floor Landing

Bedroom One

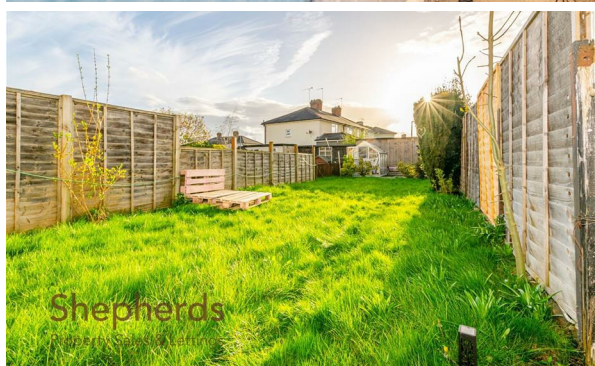
16'3" x 10'5" inc wds

Bathroom

6'6" x 6'2"

Bedroom Two

9'8" x 9'4



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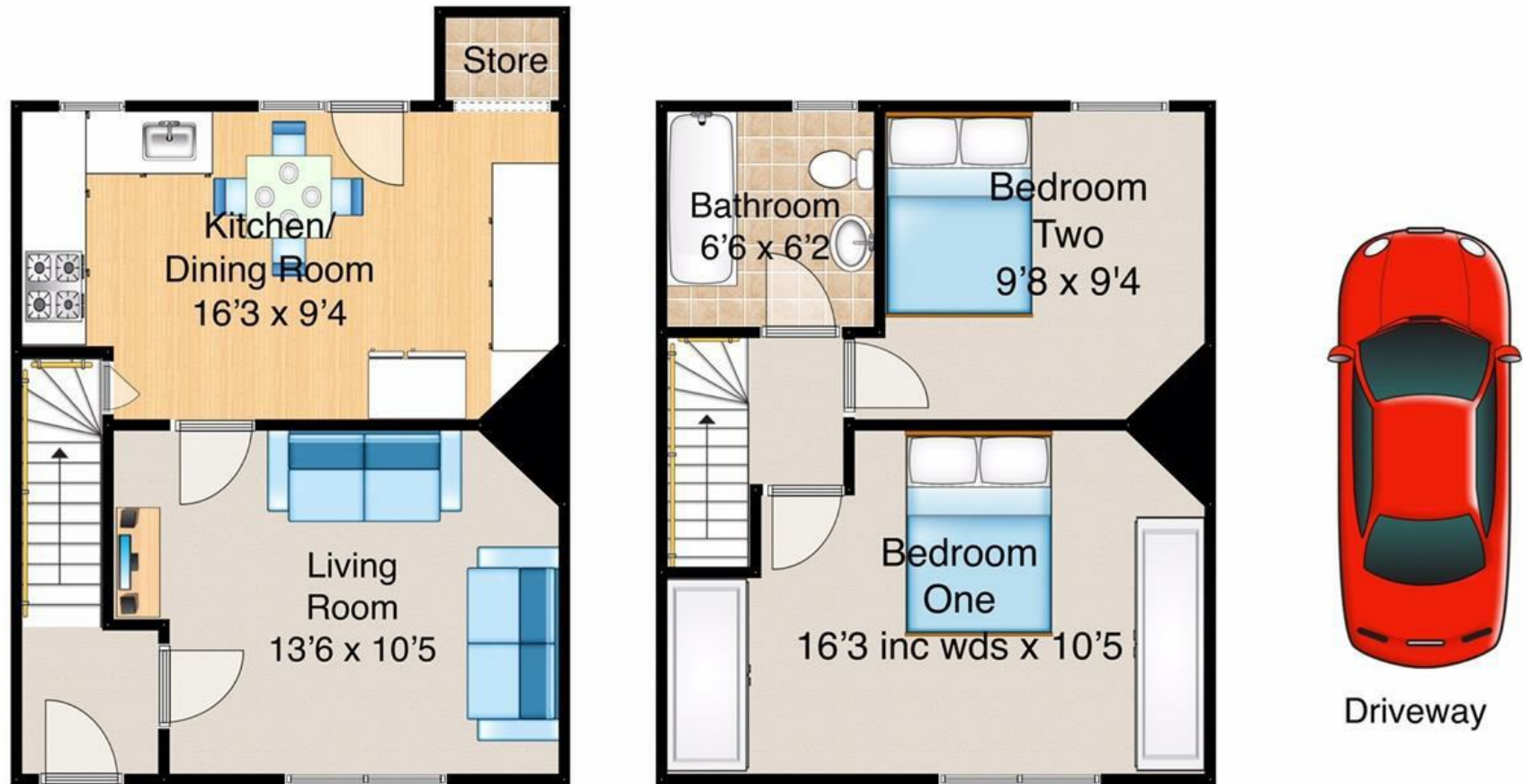
**Disclaimers:** 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be 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 Council  
**Tax Band:** C



# Crossfield Road, 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 1985 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd.



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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)



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