



Shepherds  
Property Sales & Lettings

Woollens Grove | Hoddesdon | EN11 9DT | £259,995



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# Woollens Grove | Hoddesdon | EN11 9DT

**Council: Broxbourne Borough Council Tax Band: C**

An attractive two bedroom, two bathroom apartment in a small development on the outskirts of Hoddesdon Town Centre. The apartment is located on the second floor and is reached via a communal entrance hall and stairwell. A private front door opens in to the apartment's own hallway. The hallway leads to the various aspects of the accommodation on offer. The living room sits adjacent to the kitchen in an open-plan format. Bedroom One is a lovely double bedroom which benefits from use of an en-suite shower room. The main bathroom services bedroom two and includes a full bathroom suite. Externally there is an entry-phone system to access the building, an allocated parking space and a communal play-area for children.

Hoddesdon is a popular market town and is situated to the North of London outside the M25 on the A10 which also gives access North to Cambridge and access via the A414 to the M11 and A1.

Nearest stations

Rye House (1.1 mi) : Broxbourne (1.4 mi) : St. Margarets (Herts) (1.7 mi) :

Distances are straight line measurements from centre of postcode

Leasehold

Length of Lease 157 years from 2009 (142 Years Remaining) : Maintenance Charge 2024/25 are £1519.39. Per Annum : Ground Rent £250 per annum

AGENTS NOTE Photos were taken pre Tenancy

- Modern Apartment
- Large Living Room
- Gas Central Heating
- 2 Double Bedrooms
- Modern Kitchenette
- Double Glazed Windows
- 2 Bathrooms ( 1 en-suite)
- Covered Parking Space
- Modern Lease





**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.



Woollens Grove  
Hertford Road  
Hoddesdon



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This floor plan is for guidance only and may not be accurate  
Shepherds have added furnishings as a visual guide only

## Rooms:

Communal  
Hallway

Entrance Door

Entrance Hall

Living Room &  
Kitchenette  
23'9" x 11'1"  
(7.24 x 3.38)

Master Bedroom  
11'8" x 10'6"  
(3.56 x 3.20)

En-Suite Shower  
Room  
5'11" x 5'6" (1.80  
x 1.68)

Bedroom Two  
11'8" x 8'5" (3.56  
x 2.57)

Family Bathroom  
7'3" x 6'6" (2.21 x  
1.98)

Exterior

Covered Parking  
Space

naea | propertymark

PROTECTED

arla | propertymark

PROTECTED



The Property  
Ombudsman



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## CHESHUNT

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## HODDESDON

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