



Shepherds

Property Sales & Lettings

West Hill Road | Hoddesdon | EN11 9DB | £620,000



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A DETACHED family home boasts ample living accommodation throughout, FOUR large bedrooms, 3 reception rooms, kitchen breakfast room, downstairs cloakroom, a family bathroom, private balcony and an integral garage.. The property is situated in a popular PRIVATE road to the North of Hoddesdon Town Centre but still within walking distance as are the railway station at Rye House and the local schooling for children of all ages.

The home has a drive to the front and a secluded front garden, access to the side of the house to the rear garden which has been well maintained and is extremely well stocked.

Other features to the property are that there has only been one owner from brand new when the property was built in the early 1970's. Over the years the property has been upgraded with a modern gas central heating boiler, double glazed windows and will be sold CHAIN FREE.

Hoddesdon has great travel links with trains from Rye House Station to London's Liverpool Street Station and by road there is easy access North or South to the M25 or the A414 from the A10.

Hoddesdon is a vibrant town to the North of London just outside the M25 and has a range of local High Street shops, restaurants, parks and places of interest.

- Detached House
- 4 Bedrooms
- 3 Reception Rooms
- Bathroom & Cloakroom
- Garage & Driveway
- Kitchen
- Private Road
- West Hoddesdon
- CHAIN FREE



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- Entrance Door
- Entrance Hall
- Cloakroom
- Living Room
19' x 13'8"
- Dining Room
10'7 x 8'6"
- Family Room
11'10 x 8'5"
- Kitchen/ Breakfast Room
11' x 9'11"
- Landing
- Balcony
14' x 3'
- Bedroom One
12'8 x 11'6 +wardrobes
- Family Bathroom
8'5 x 8'3"
- Bedroom Two
11'8" x 11'3" +wardrobes
- Bedroom Three
11'7 x 8'5"
- Bedroom Four
10' x 8'4"
- Exterior
- Front Garden
- Driveway
- Garage
17'5 x 8'4"
- Rear 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.

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



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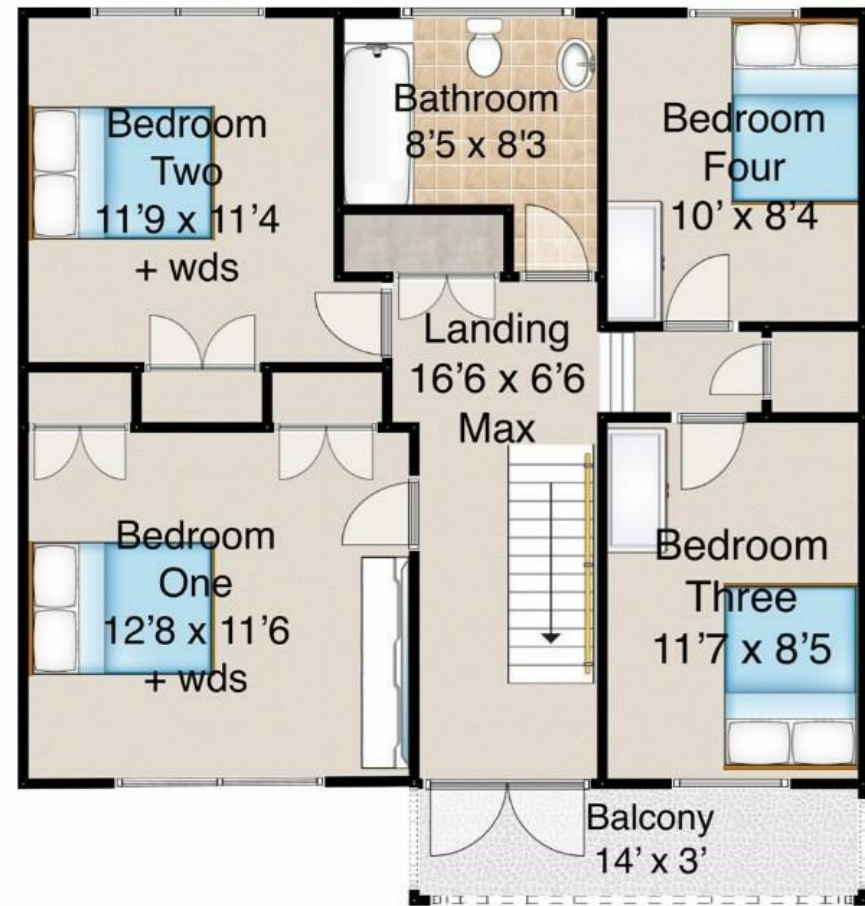


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HODDESDON

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