



**Shepherds**

Property Sales & Lettings

Ware Road | Hoddesdon | EN11 9EU | £500,000



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# Ware Road | Hoddesdon | EN11 9EU

A tastefully extended 4 double-bedroom terraced 'villa style' home just to the North of Hoddesdon Town Centre with the added advantage of being within walking distance of local schools and the main line railway station at Rye House which serves London Liverpool Street.

The accommodation is arranged over three floors and starts with an entrance lobby, living room with a bay window to the front and a large second reception/ dining room that leads into the fitted kitchen and from there the utility room.

On the first floor there is a large landing with storage and two large double bedrooms each with storage built in. A large bath/shower room is situated at the back of the house. The top floor has the main bedroom with his and hers fitted wardrobes and an en-suite shower room. In the en-suite there is access to a boarded loft space. A fourth bedroom is also on this floor and has views over Hoddesdon and towards Essex and access to an eaves storage area where the cold water tank is.

Externally the property has a small front garden and a shared tunnel access to bring your rubbish bin to the front and to give access to one of the major features to this property, the 'rear garden'. Professionally landscaped to provide garden spaces within the garden to include a patio area with sun awning, lawn area, seating/ decked space and area for shrubs. Also at the bottom of the garden are two garages that have access from the private road to the rear.

## Services

The property has gas central heating to radiators, mains water, drainage, and electricity.

- Victorian Terraced Villa
- 4 Double Bedrooms
- 2 Reception Rooms
- 2 Bathrooms
- 2 Garages
- Landscaped Rear Garden
- Double Glazing
- Gas Central Heating
- Walking Distance of Town Centre



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Entrance Door

Lobby

Living Room  
14'4 x 14' max

Dining Room  
14' x 12'

Kitchen  
10' x 8'3

Utility Room  
8'3 x 4'6

Forst Floor Landing

Bedroom Two  
14' x 12'

Family Bath/Shower Room  
10' x 8'4

Bedroom Three  
14'2 x 11'9

Second Floor Landing

Bedroom One  
14'6 x 13'3 max

En-Suite Shower Room  
5'3 x 4'9

Bedroom Four  
8'10 x 8'

Exterior

Front Garden

Landscaped Rear Garden

Garage 1

18'5 x 9'

Garage 2

16' x 7'5

Rear Access via Private Road



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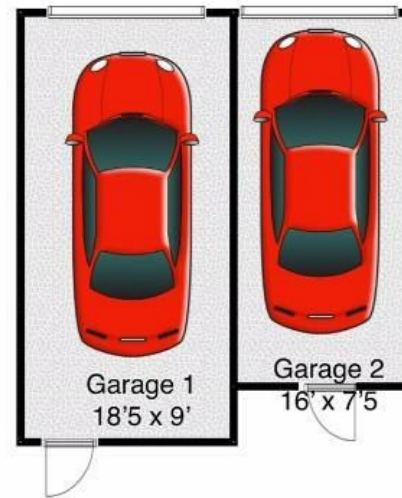
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**Tenure :** Freehold  
**Council:** Broxbourne Borough  
**Tax Band:** C

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Hoddesdon



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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)

### **HODDESDON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

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

