



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

Lampits | Hoddesdon | EN11 8EG | £369,995



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

Lampits | Hoddesdon | EN11 8EG

An extended two double bedroom end of terrace house that has been reconfigured from the original 3 bedroom that it started out as. The property is ideally situated within walking distance of the town centre and local walks to Broxbourne Station and Lea valley Regional Park.

The accommodation to this property starts with a hall with a boiler cupboard and a cloakroom. leading off the hallway is the living room with stairs to the first floor and an archway leading through to the dining area which has a window and patio doors to the garden. A peninsular breakfast bar divides the kitchen from the dining room.

Upstairs the property is divided into Two double bedrooms with fitted wardrobes and a large bathroom.

Hoddesdon is a popular Town to the North of London and is situated just off the A10 that gives access to the M25 and A414. The Town Centre has a choice of supermarkets and a good range of independent shops. The schools are highly regarded for infants and seniors, The property has gas central heating via radiators, UPVC double glazing, a garage, south facing landscaped garden and will be sold CHAIN FREE.

Amenities

Mains gas, electricity, water and drainage. The property is non-standard construction and has a flat roof.

- End of Terrace House
- Kitchen/ Breakfast Room
- Garage
- 2 Double Bedrooms
- Bathroom & Cloakroom
- Chain Free Sale
- 2 Large Reception Areas
- Gas Central Heating
- Double Glazing



Shepherds
Property Sales & Lettings



Entrance Door	Bedroom One
Hall	15'8 x 12'11
Cloakroom	Family Bathroom
Living Room	11'6 x 6'8
17'10 x 12'6 + stairwell	Bedroom Two
Dining Room	11'6 x 9'9 inc wds
14' x 9'2	Exterior
Kitchen/ Breakfast Room	Front Garden
11'5 x 9'10	South Facing Garden
Landing	Garage



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.

2 1 2 D

Tenure : Freehold
Council: Broxbourne Borough
Tax Band: D



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

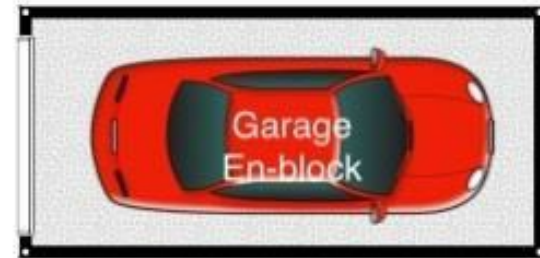


Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

Lampits Hoddesdon



This floor plan is for guidance only and may not be accurate. Shepherds Estate Agents Ltd. 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 1988 and may not be reused or amended without prior consent from 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

HODDESODON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk



FINE & COUNTRY

