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Property Sales & Lettings



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Admirals Walk | Hoddesdon | EN11 8AQ | £550,000



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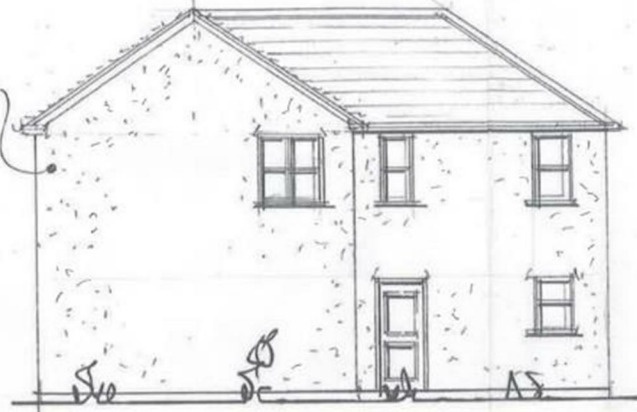
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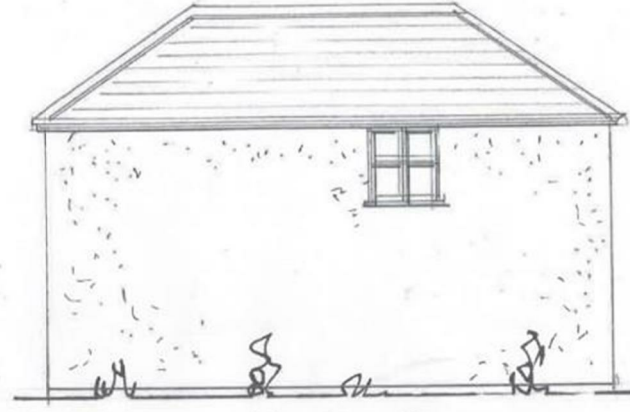
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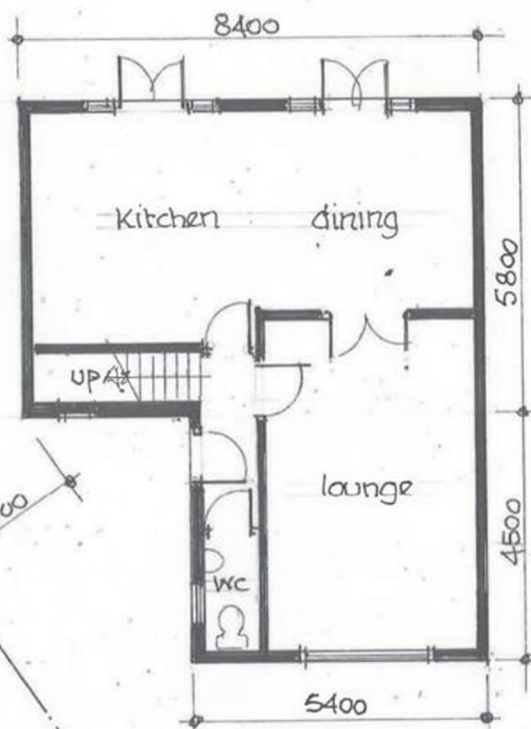
front elevation



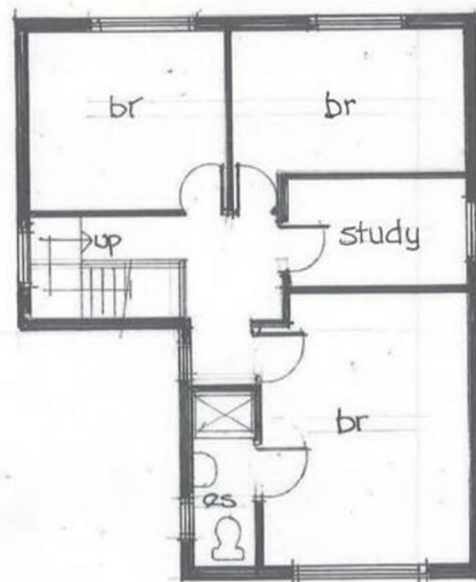
side elevation



side elevation



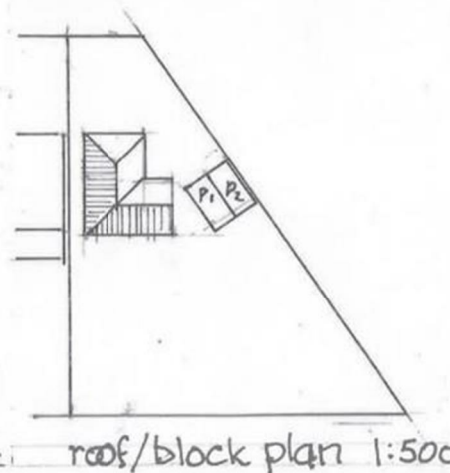
ground floor plan



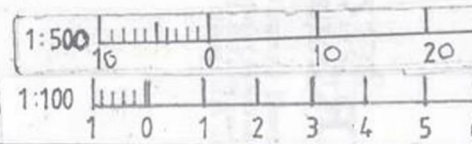
first floor plan



rear elevation



roof/block plan 1:500



R.A. Rowe.

Architectural Design Service

**RAR**

'Turnpike Cottage' High Street,  
Barkway, S08 5BQ.  
Tel: 01783 848618

Proposed 3 bed detached  
house adjacent to  
No Admirals Walk,  
Hoddesdon EN118AQ

Scales: 100

Date: June 23 Drawn: RAR

Drawing No. 23-23-1 Rev:

# Admirals Walk | Hoddesdon | EN11 8AQ

A 3 Bedroom family home on a large plot with planning permission for a 3 bedroom detached dwelling. Shepherds are proud to present this lovely three-bedroom family home positioned in a highly regarded residential location just to the south of Hoddesdon town center. The property has been in the same family ownership for many years and offers excellent potential for development, as the property is being sold with approved planning for a detached 3 bedroom dwelling. The property offers a compact south west-facing garden with a large garage to the rear accompanied by an office and workshop, a good size living/dining area, kitchen, two double bedrooms and a good-sized single. The property is close to Hoddesdon town centre and local amenities. Including shops and local schools. The property is a short walk from Broxbourne train Station. This property will be sold on a CHAIN FREE basis.

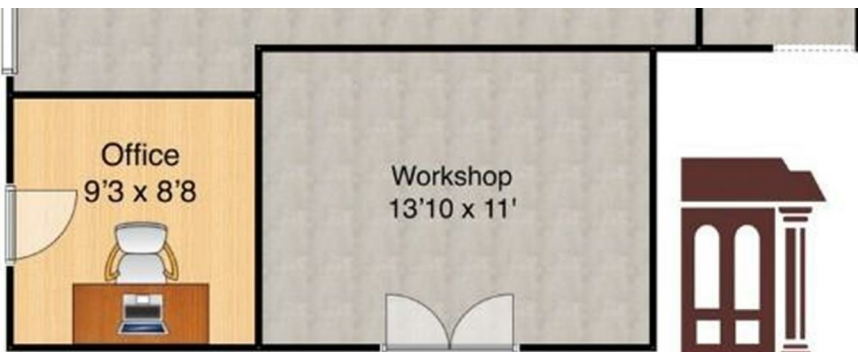
Broxbourne Borough Council  
 Planning application : 07/23/0598/F

- CHAIN FREE
- Short Walk To Broxbourne Station
- Planning Approved
- Large Corner Plot
- Potential To Develop
- 3 Bedrooms
- Parking for Multiple Cars
- Rear Garage / Workshop / Office



Porch  
 Entrance Hall  
 Living Room  
 13'6 x 10'7  
 Dining Area  
 11'10 x 11'4  
 Kitchen  
 8'4 x 7'6  
 Conservatory  
 14'5 x 9'8  
 Landing  
 Bedroom One  
 13'7 x 10'6  
 Bedroom Two  
 11'5 x 8'8

Bathroom  
 8'6 x 5'4  
 Bedroom Three  
 11'5 x 8'  
 External  
 Rear Garage  
 24'5 x 10'7  
 Workshop  
 13'10 x 11'  
 Office  
 9'3 x 8'8  
 Store  
 Brick Built Storage Shed



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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.



Tenure : Freehold  
Council: Broxbourne Borough  
Tax Band: E



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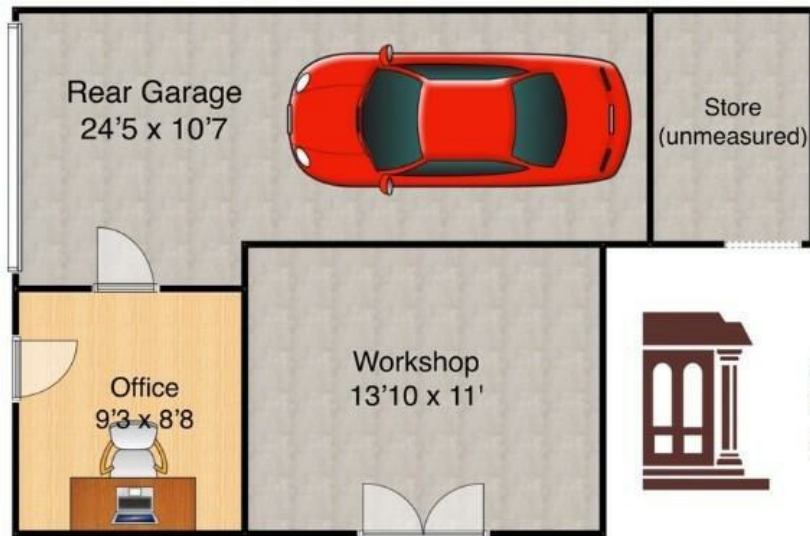
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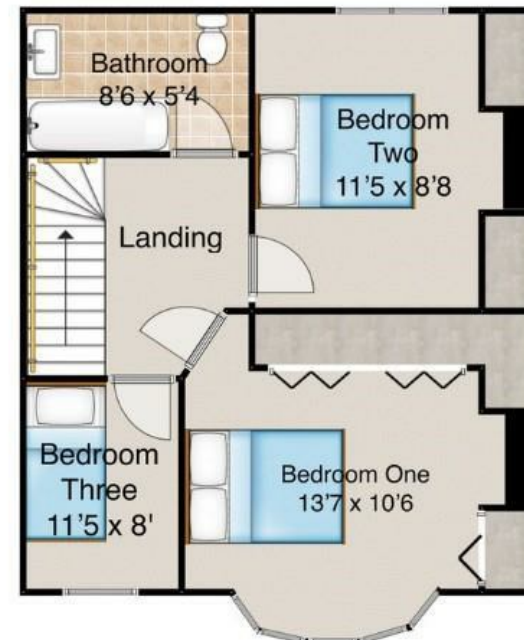
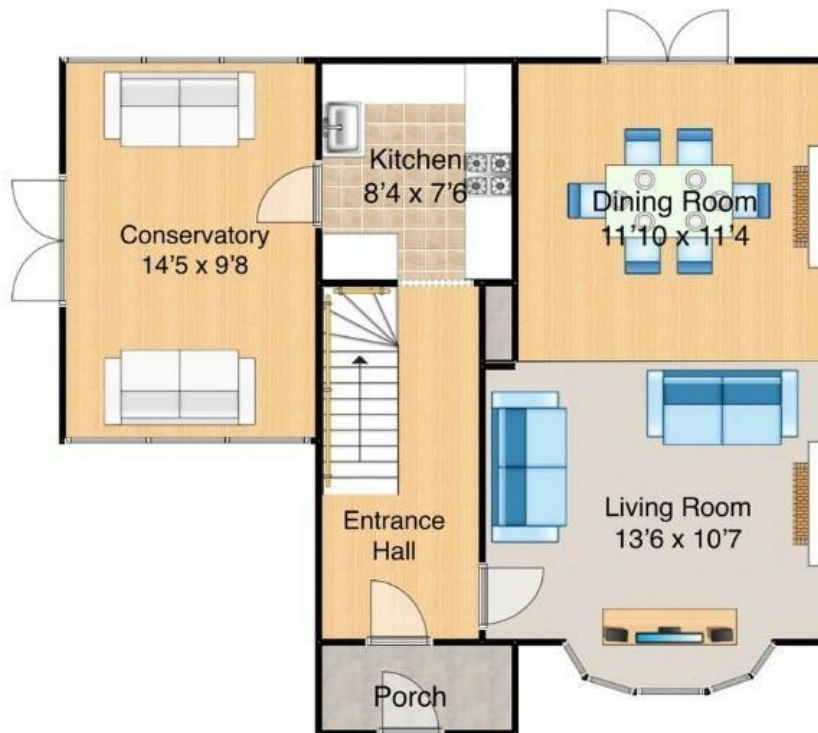
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his floor plan is for guidance only and may not be accurate. shepherds have added furnishings as a visual guide only and will not be included in any contract.  
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### **CHESHUNT**

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)

**FINE & COUNTRY**

