



Whitley Road | Hoddesdon | EN11 0PU | £319,995



Shepherds
Property Sales & Lettings

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Whitley Road | Hoddesdon | EN11 0PU

Council: Broxbourne Borough Tax Band: C

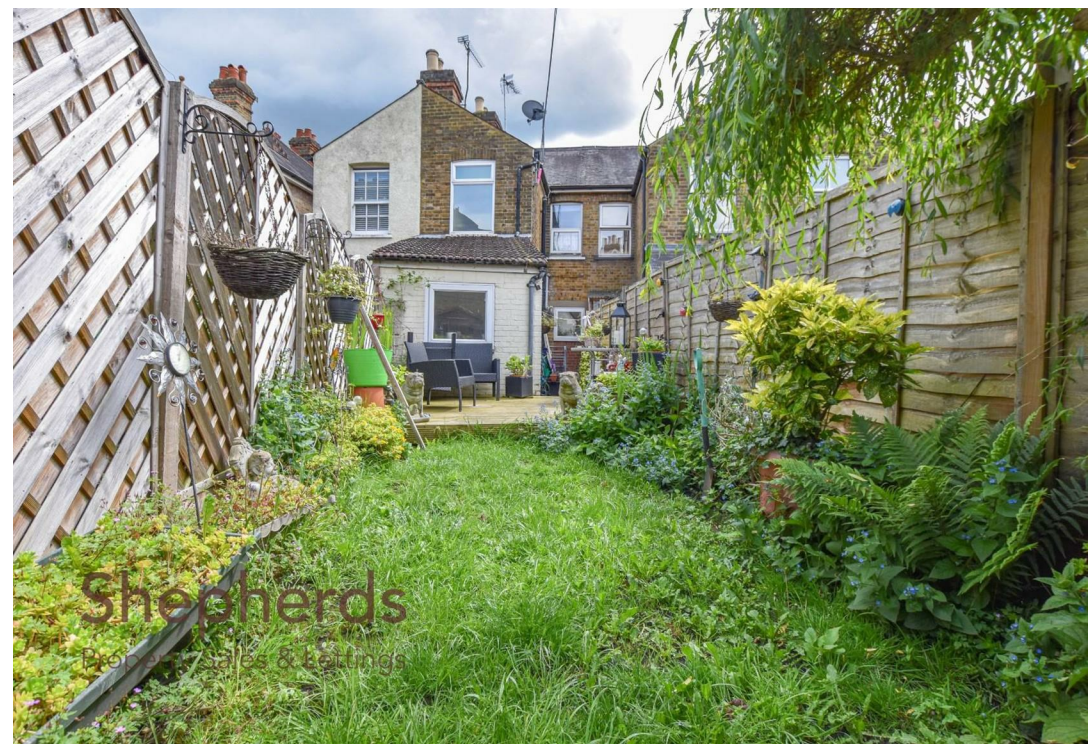
A well proportioned Two Bedroom character cottage which is situated within a short distance of local shops, schools for all ages, John Warner sports center, Old Highway recreation park and Old Highway and Hoddesdon Bowls club. Local bus services and Rye Park overground rail station are both conveniently close by, the later offering rail services into London Liverpool Street via Tottenham Hale with its Victoria Line underground services to the London tube network.

The property offers well proportioned accommodation throughout and in our opinion would make a good first purchase for prospective purchasers looking to add their own designs, decor and stamp on their first home.

The property briefly offers: Lounge, Kitchen/ diner, utility room and Bathroom/WC, to the first floor there are two double bedrooms and en suite shower room. Available for a Chain Free sale.

*Mains gas * Mains electricity * Main drainage

- Chain Free
- Utility area
- En suite Shower/WC
- Lounge
- Bathroom and WC
- Rear Garden
- Kitchen/Dining room
- Two Double Bedrooms
- Convenient for Rail Services





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.



Whitley Road, Hoddesdon



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Rooms:

Entrance Door	Outside
Lounge 14'9" x 11'5" (4.50 x 3.48)	Front Garden Rear Garden
Kitchen/ Breakfast Room 12'0" x 11'5" (3.66 x 3.48)	
Family Room 10'4" x 6'9" (3.15 x 2.06)	
Rear Lobby/Utility Room 6'7" x 6'9" shaped (2.01 x 2.06 shaped)	
Bathroom 6'4" x 6'4" (1.93 x 1.93)	
First Floor Landing	
Bedroom 1 12'0" x 11'5" (3.66 x 3.48)	
En-Suite Shower Room 10'4" x 6'9" (3.15 x 2.06)	
Bedroom 2 11'8" x 11'5" (3.56 x 3.48)	

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The Property
Ombudsman



Shepherds
Property Sales & Lettings

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