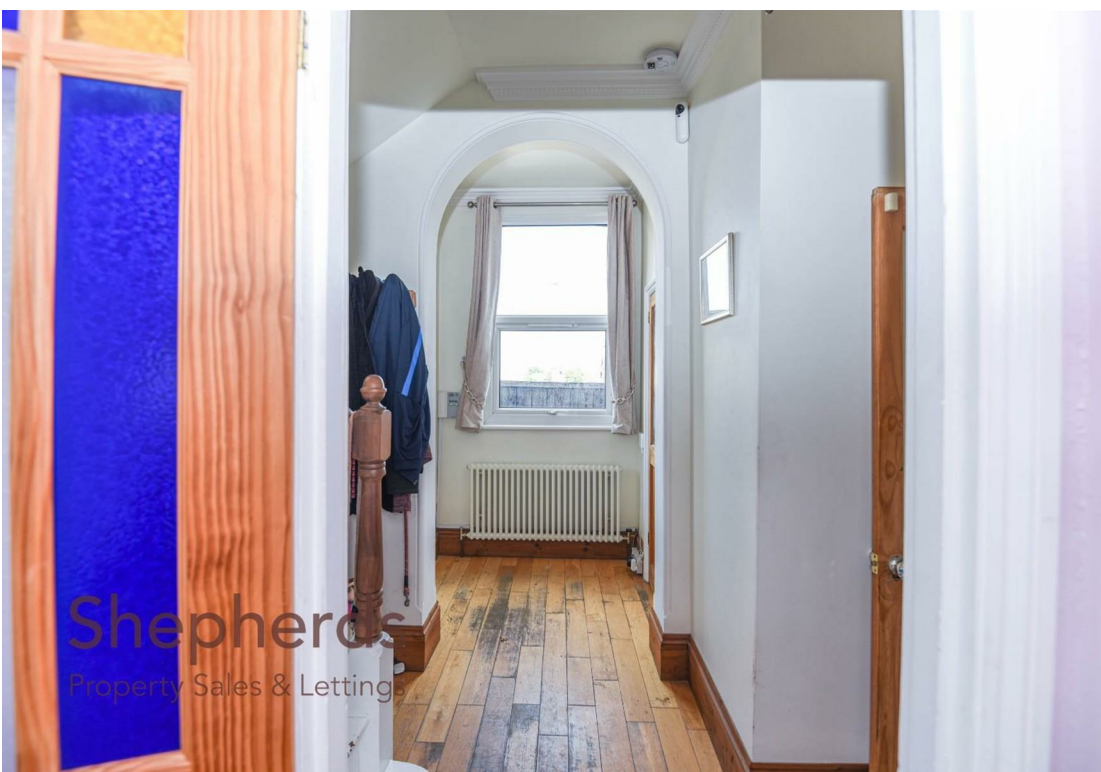


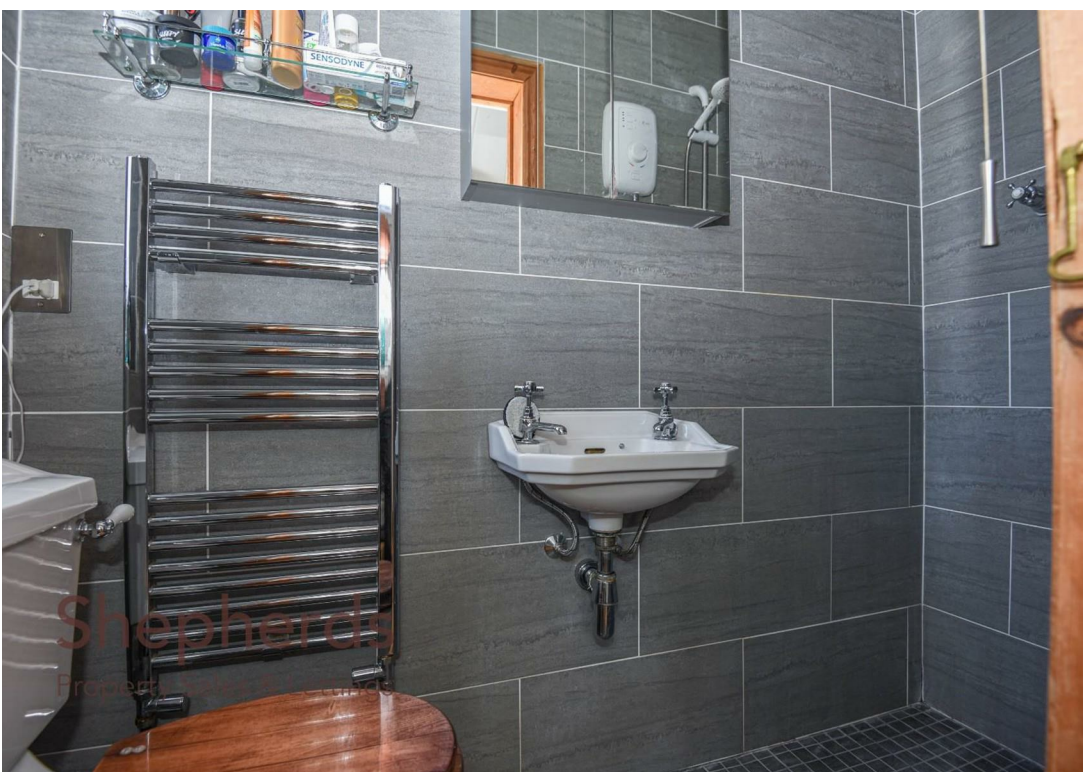


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Hertford Road | Hoddesdon | EN11 9JN | £569,995



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# Hertford Road | Hoddesdon | EN11 9JN

Welcome to this charming Victorian semi-detached villa on Hertford Road in Hoddesdon! This delightful property, built around 1892, boasts a perfect blend of historical charm and modern amenities.

As you step inside, you are greeted by a spacious interior spanning 1,529 sq ft. The house features three cosy bedrooms, ideal for a growing family or those in need of extra space. With three reception rooms, there is ample room for entertaining guests or simply relaxing with loved ones.

The property offers a bathroom, shower/cloakroom, ensuring convenience and privacy for all residents. The kitchen/breakfast room is perfect for whipping up delicious meals and enjoying them in a warm, inviting space. The large hallway and front canopy porch add to the character of this beautiful home.

One of the standout features of this property is the south-facing garden. Imagine unwinding in the jacuzzi, listening to the soothing sounds of the pond, or relaxing on the verandah. Additionally, there is a detached timber outbuilding that can be utilised as two sheds and an office/ man cave or gym - the possibilities are endless!

Parking is a breeze with space for two vehicles, making coming home after a long day a stress-free experience. The loft storage area provides extra space for your belongings, and who knows, it could potentially be converted into additional living space like some of the neighbours have done (STPP).

This property is being sold chain-free, offering you a smooth and hassle-free buying process. With UPVC double glazing, gas central heating, and Victorian features such as cast iron fireplaces, decorative covings, and high ceilings on the ground floor, this home seamlessly combines comfort and elegance.

Don't miss out on the opportunity to own this piece of history in a convenient location just north of Hoddesdon town centre. Embrace the Victorian charm, create lasting memories, and make this house your home sweet home.

Mains drainage, electric, gas and water connected.

- 3 Bedroom Semi Detached
- Chain Free
- 3 Reception Rooms
- 2 Bathrooms
- Gas Central Heating
- 2 Car Driveway
- South Facing Garden
- Victorian Features
- Loft Room Potential (stpp)



Canopy Porch

Entrance Door

Hallway

Shower/ Cloakroom

7'1 x 2'8

Dining Room

14'11 x 11'10

Living Room

16'1 x 11'10

Kitchen/ Breakfast Room

12'7 x 11'4

Conservatory

11'2 x 9'10

First Floor Landing

Bedroom One

12'6 x 11'10 inc wds

Bedroom Two

11'6 x 11'10

Bathroom

8'10 x 4'11

Bedroom Three

11'5 x 7'11

Loft Storage (fixed ladder access)

External

Front Driveway

South Facing Garden

Verandah

11' x 8'8

Gym/ Office

13'5 x 11'8

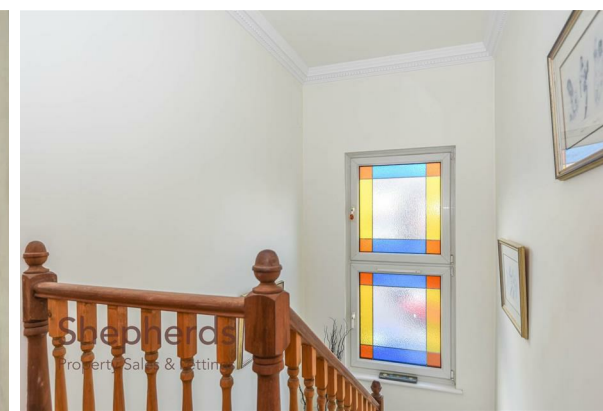
Shed 1

11'8 x 5'7

Shed 2

11'8 x 5'7

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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.

 3
  2
  3
 

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

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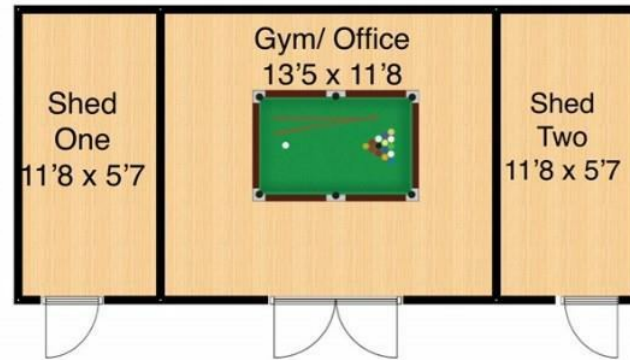
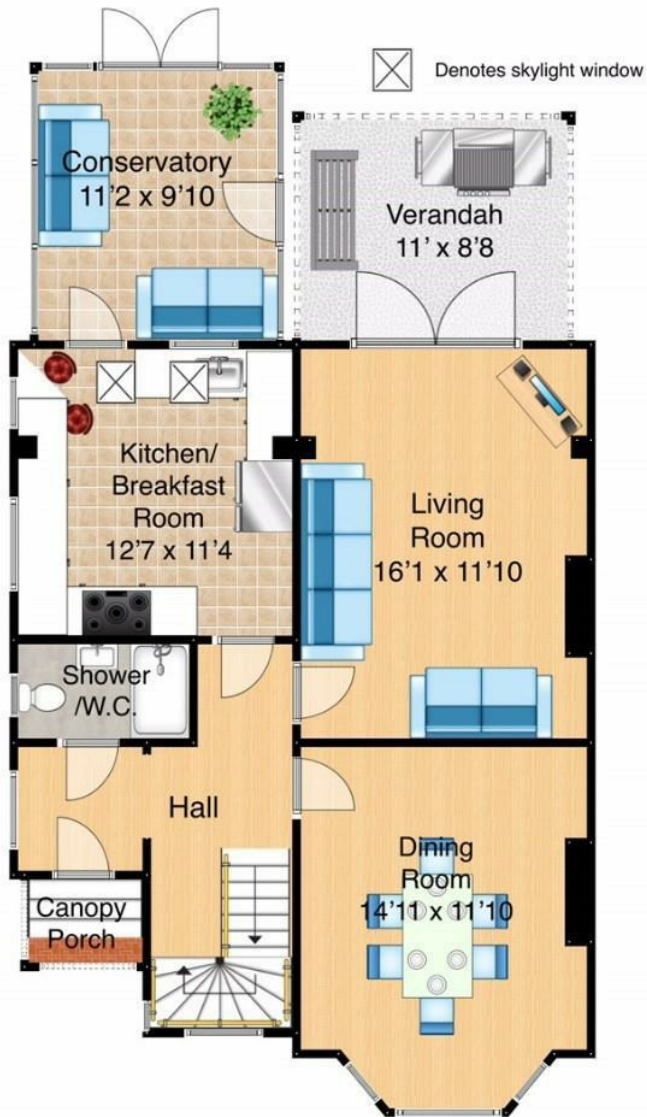
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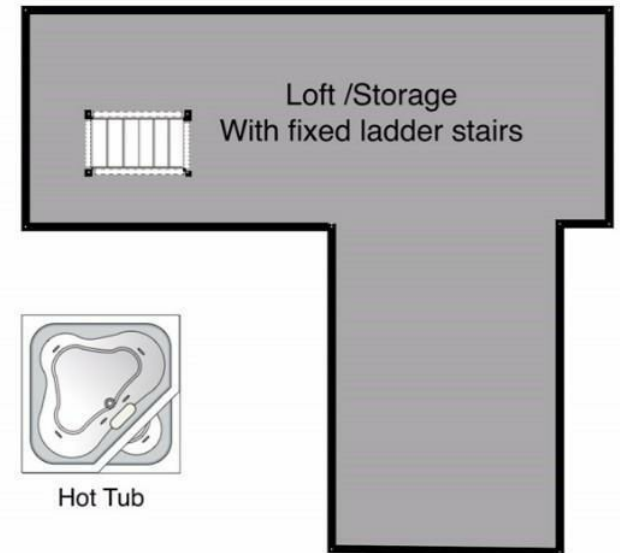
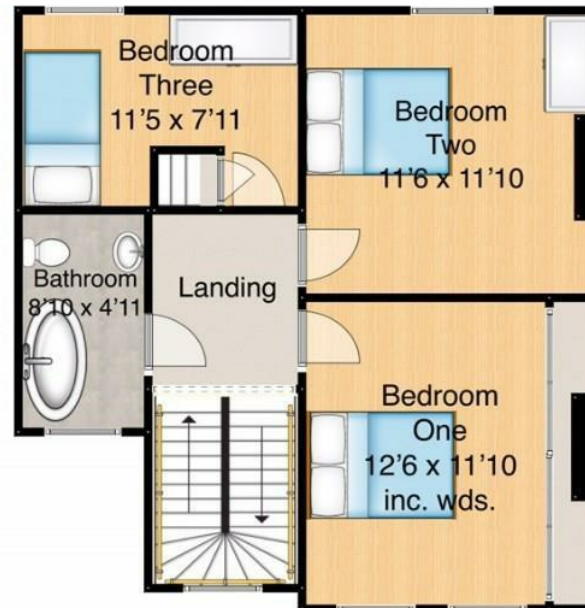


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## Hertford Road Hoddesdon

House (no loft) Approx. Sq ft 1233  
 Outbuilding. Approx. Sq ft. 296  
 Total Approx. Sq ft.1529



This 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. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd.



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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)

### **HODDESODON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

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



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