



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

Lord Street | Hoddesdon | EN11 8NP | £350,000





Shepherds
Property Sales & Lettings

Lord Street | Hoddesdon | EN11 8NP

A three bedroom property ideally situated within walking distance to Hoddesdon Town Centre. The property features a living room, kitchen diner, downstairs bathroom and three generous bedrooms on the first floor. Outside there is a driveway to the front, second driveway to the rear and a garden. The property benefits from gas central heating and UPVC Double Glazing. and is within easy walking distance of Barclay Park, the Lake and open Countryside beyond.

Freehold : Broxbourne Council : Tax Band C

- Three Bedrooms
- Two Driveways
- Gas Central Heating
- Kitchen Diner
- Close to Town Centre
- Double Glazing
- Downstairs Bathroom
- Scope for Extension (stpp)
- Living Room



Entrance 4'1" x 3'10"	Bedroom One 14'9" x 9'9"
Living Room 14" x 12'8"	Bedroom Two 11'2" x 8'8"
Kitchen Diner 17'7" x 8'1"	Bedroom Three 8'9" x 8'1"
Lobby	Outside
Bathroom 7'2" x 5'6"	Front Garden
First Floor Landing 8'7" x 2'8"	Front Driveway
	Rear Garden
	Rear Driveway

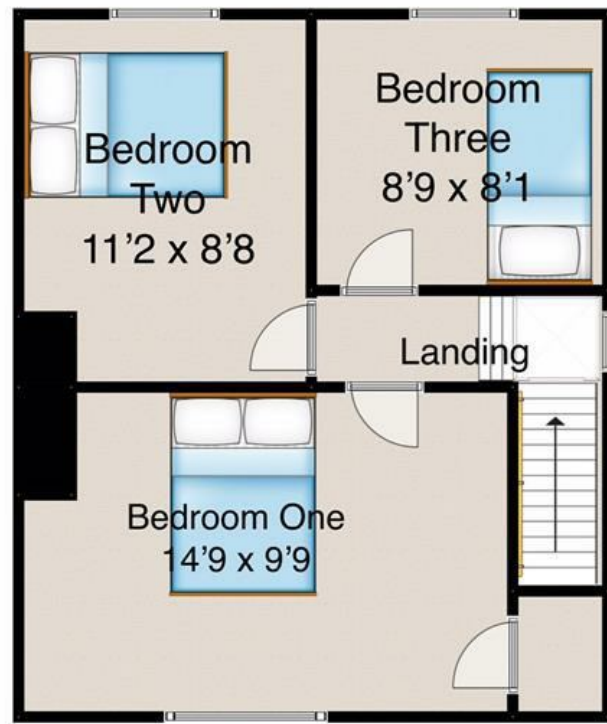


Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered 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
  1
  1
  E

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





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.



Shepherds
Property Sales & Lettings

CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESODN

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk



FINE & COUNTRY

