



Shepherds
Property Sales & Lettings



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Village Close | Hoddesdon | EN11 0GN | £235,000



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A photograph of a bedroom. A bed with a white duvet and four pillows (two plain beige, two with a black and white pattern) is the central focus. To the left, a window with blue curtains and a white radiator is visible. A bedside table with a lamp and a mobile phone is next to the bed. The walls are white and the ceiling is white.

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A delightful 2 bedroom flat in Village Close, Hoddesdon, with parking. The reception room is perfect for relaxing or entertaining guests. With two bedrooms, there is ample space for a small family or for those who enjoy having a guest room or home office. The property also features a well-maintained, modern kitchen and bathroom.

Situated in a tranquil setting, this flat offers a peaceful retreat with access onto the River Lea for walks. There is the added convenience of having an allocated parking space and multiple visitor bays. Rye House Train Station is only round the corner and local amenities are also within walking distance.

Whether you are looking for a starter home, a peaceful retreat, or a smart investment opportunity, this property in Village Close, Hoddesdon, offers a blend of comfort and convenience.

Services Connected: Main Gas, Electricity and Sewage.

Leasehold Property with a 125 year Lease from 1999 (100 years remaining) : Ground Rent £100 : Maintenance £1500 per annum

- Top Floor Flat
- 2 Bedrooms
- Living/Dining Room
- Modern Kitchen & Bathroom
- Allocated Parking Space
- Visitor Bays
- Close to Rye House Train Station
- Access to River Lea Walks
- 100 Year Lease



Communal Entrance

Front Door

Hallway

16'6 x 3'2

Living/Dining Room

15'9 x 10'2

Kitchen

13'3 x 5'9

Bathroom

6'3 x 5'9

Bedroom One

12'5 x 9'6

Bedroom Two

12'5 x 6'10

External

Allocated Parking Space

Visitor Bays



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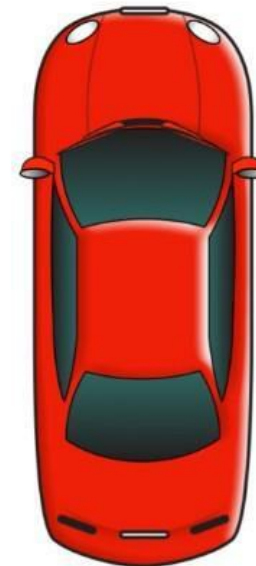
Tenure : Leasehold
Council: Broxbourne Borough
Tax Band: C



Shepherds
Specialist in Sales & Lettings

Charles House, Hoddesdon

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.



Allocated Parking Space



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