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Elmer Close | Hoddesdon | EN11 8FS | £749,500



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# Elmer Close | Hoddesdon | EN11 8FS

Nestled in the charming Elmer Close, Hoddesdon, this newly built detached house is a true masterpiece waiting to be called home. Boasting 3 reception rooms and 4 bedrooms, this property offers ample space for comfortable living. The modern design and meticulous attention to detail make this house a standout gem in the area.

Built in 2023, this property exudes freshness and contemporary elegance. The NHBC warranty adds an extra layer of security, ensuring peace of mind for any homeowner. As you step inside, the grand entrance hall welcomes you, setting the tone for the rest of the house.

The ground floor is a haven of relaxation and entertainment, featuring three reception rooms including a spacious family, a cosy living room, and a dining area. The well-equipped kitchen with high-end appliances is perfect for culinary enthusiasts. A utility room and a convenient ground floor cloakroom add to the practicality of the space.

Upstairs, the principle bedroom with its en-suite shower room and dressing area offers a private retreat. The three additional bedrooms are generously sized, catering to a growing family or visiting guests. The family bathroom is elegantly designed, providing a tranquil space to unwind after a long day.

With double glazed windows and gas central heating, this house ensures warmth and comfort all year round. The property also includes a single garage and off-street parking for two vehicles, adding to its desirability.

Conveniently located just off the A10, this house offers easy access to travel routes and local amenities. The upcoming development of a new primary school, play areas, and sports facilities in the area makes it an ideal choice for families looking for a vibrant community to call home. Don't miss the opportunity to make this stunning property your own!

Services are connected include gas, water,electricity and drainage. The development has a management charge £380 per annum, for maintenance of open green spaces.



- Modern Detached House
- 3 Reception Areas
- Garage & Double Length Driveway
- Stunning Kitchen/ Dining Room
- Utility/ Cloakroom
- 4 Double Bedrooms
- UPVC Double Glazing
- New Build Warranty
- En-Suite Shower Room & Family Bathroom



**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.

 4  2  3  B

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

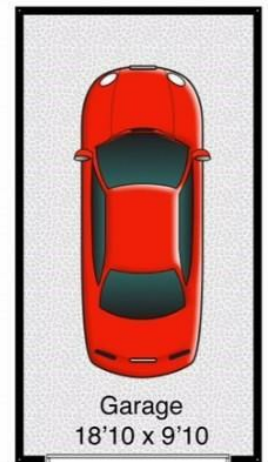
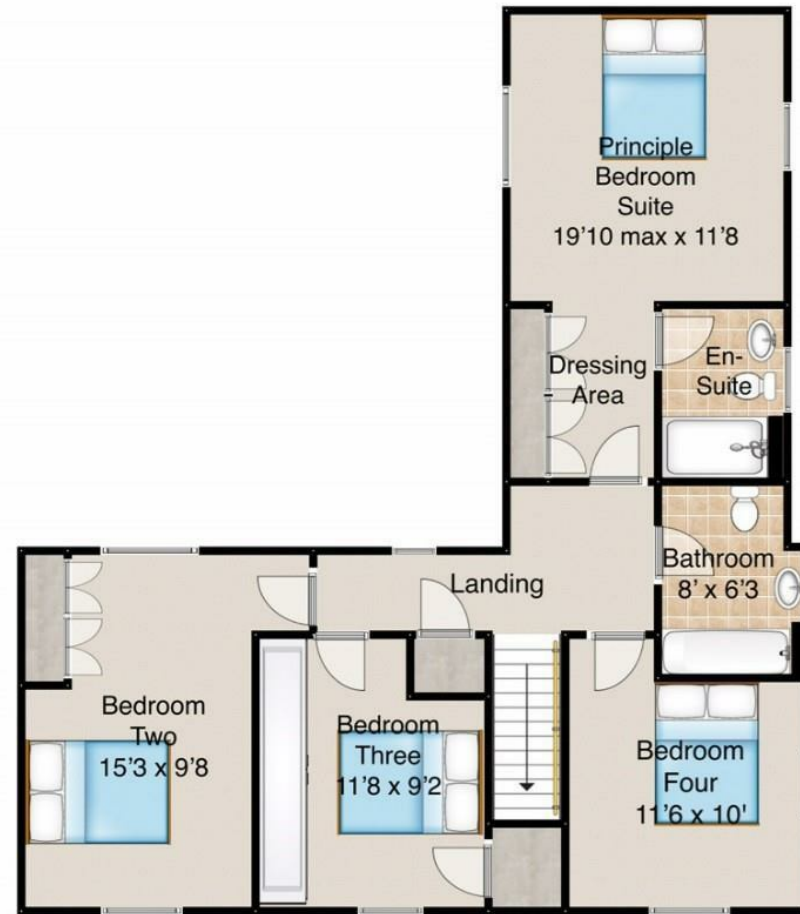
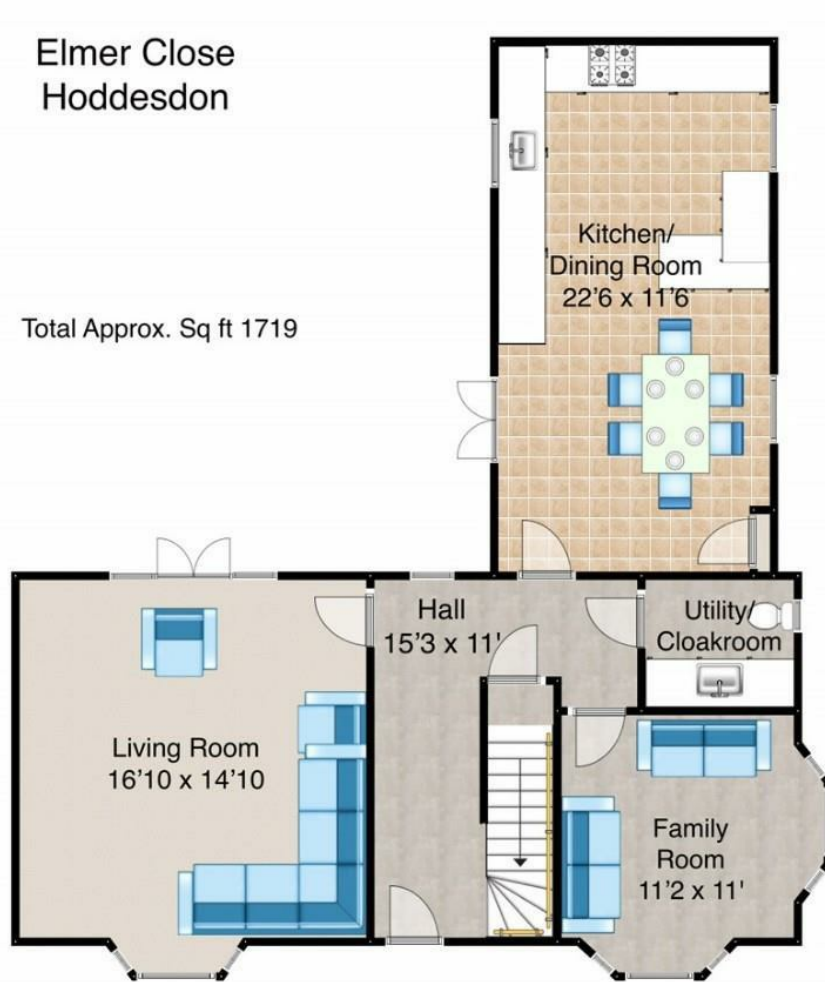




Entrance Door	Bedroom Two
L shaped Hallway	15'3 x 9'8
15'3 x 11'	Family Bathroom
Living Room	8' x 6'3
16'10 x 14'10	Bedroom Three
Kitchen/ Dining Room	11'8 x 9'2
22'6 x 11'6	Bedroom Four
Utility/ Cloakroom	11'6 x 10'
6'4 x 5'4	Exterior
Family Room	Front Garden
11'2 x 11'	Rear Garden
Landing	Garage
Principle Bedroom Suite	18'10 x 9'10
19'10 max x 11'8	Double Length Driveway
Dressing Area	
En-Suite Shower Room	
7'4 x 5'2	

Elmer Close  
Hoddesdon

Total Approx. Sq ft 1719



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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