



Shepherds

Property Sales & Lettings

Burn Side | Hoddesdon | EN11 8PG | £525,000





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# Burn Side | Hoddesdon | EN11 8PG

Nestled at the end of a charming cul-de-sac in Burn Side, Hoddesdon, this tastefully presented end town house is a splendid opportunity for those seeking a modern family home. Built between 1970 and 1979, this property boasts four generously sized double bedrooms, making it ideal for families or those who appreciate extra space.

Spanning three levels, the layout is thoughtfully designed to enhance both comfort and functionality. The heart of the home is undoubtedly the stunning kitchen/ breakfast/family room, which seamlessly integrates with the dining and sitting areas. This open-plan space is perfect for family gatherings or entertaining guests, ensuring that everyone can enjoy each other's company in a warm and inviting atmosphere.

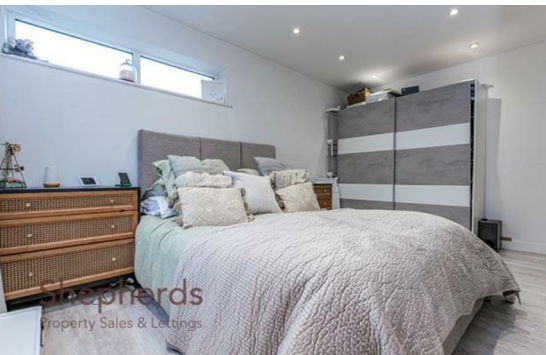
The ground floor also features a convenient cloakroom, while the first floor is home to a large principle bedroom, contemporary shower room and w.c., catering to the needs of a busy household. Ascend to the top floor, where you will find an elegant bath/ shower room that adds a touch of luxury to your daily routine.

Natural light floods the property, particularly in the south-facing living room, creating a bright and airy environment. With double-glazed windows throughout, gas central heating, and off-street parking for two vehicles, this home offers both practicality and comfort.

Located just a short walk from Hoddesdon town centre, residents will enjoy easy access to a variety of shops, restaurants, and local amenities. This property truly represents a harmonious blend of modern living and convenience, making it an exceptional choice for your next home.

## Services

The property has mains gas, mains electric, mains water and sewage. The property has not flooded over the last 5 years.



- End Of Terrace House
- 2 Reception Rooms
- Double Width Driveway
- Gas Central Heating
- Cul De Sac Location
- 4 Double Bedrooms
- 2 Bathrooms & a Cloakroom
- South Facing Garden
- Stunning Kitchen
- Walking Distance of Town





**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.



Tenure :  
Council:  
Tax Band:

Freehold  
Broxbourne Council  
D



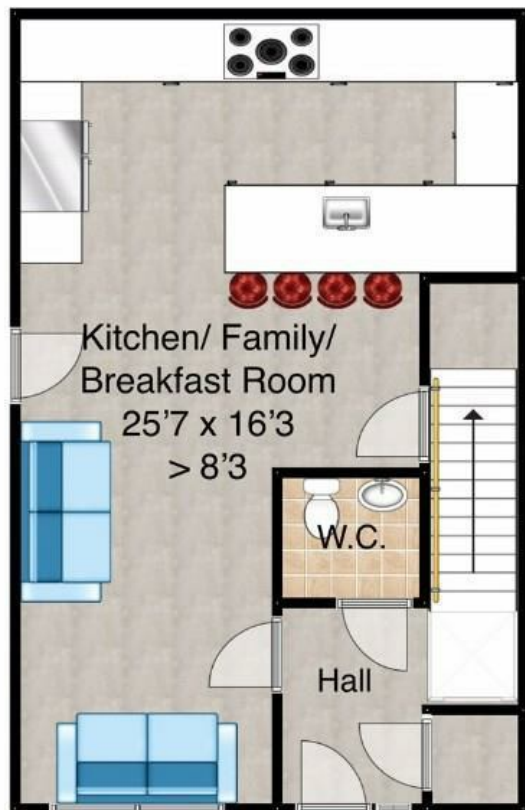




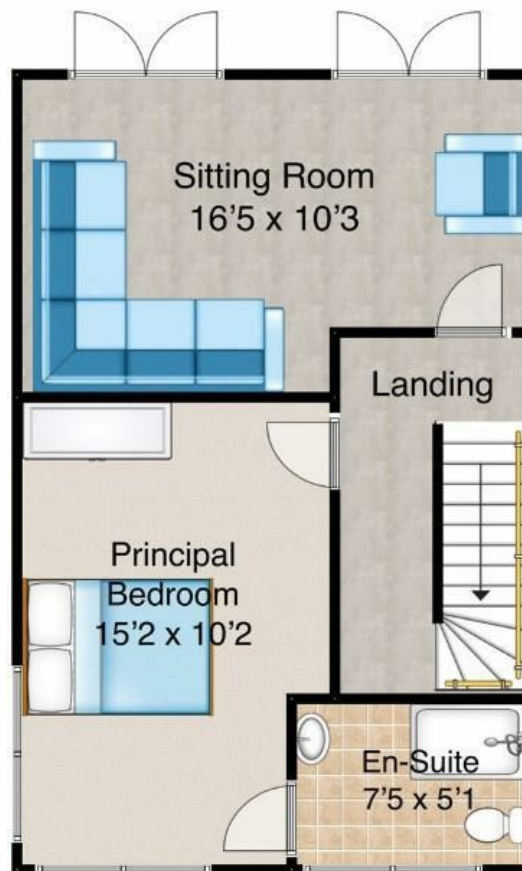
Entrance Door	Landing Two
Hallway	Bedroom Two
Cloakroom	12'9 x 8'6
Kitchen/Family/Breakfast Room	Bath/ Shower Room
25'7 x 16'3 narr 8'3	12'9 x 8'6
First Floor Landing	Bedroom Three
South Facing Living Room	12'8 x 9'4
16'5 x 10'3	Bedroom Four
Principal Bedroom	8'4 x 8'4
15'2 x 10'2	Exterior
En-Suite Shower Room	Double Width Driveway
7'5 x 5'1	South Facing Garden

## Burn Side, Hoddesdon

Total Appro. Sq Ft 1201



Ground Floor



First Floor



Second Floor

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

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Sales: 01992 637351  
Lettings: 01992 640824

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## HODDESDON

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Sales: 01992 440044  
Lettings: 01992 449501

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**FINE & COUNTRY**

