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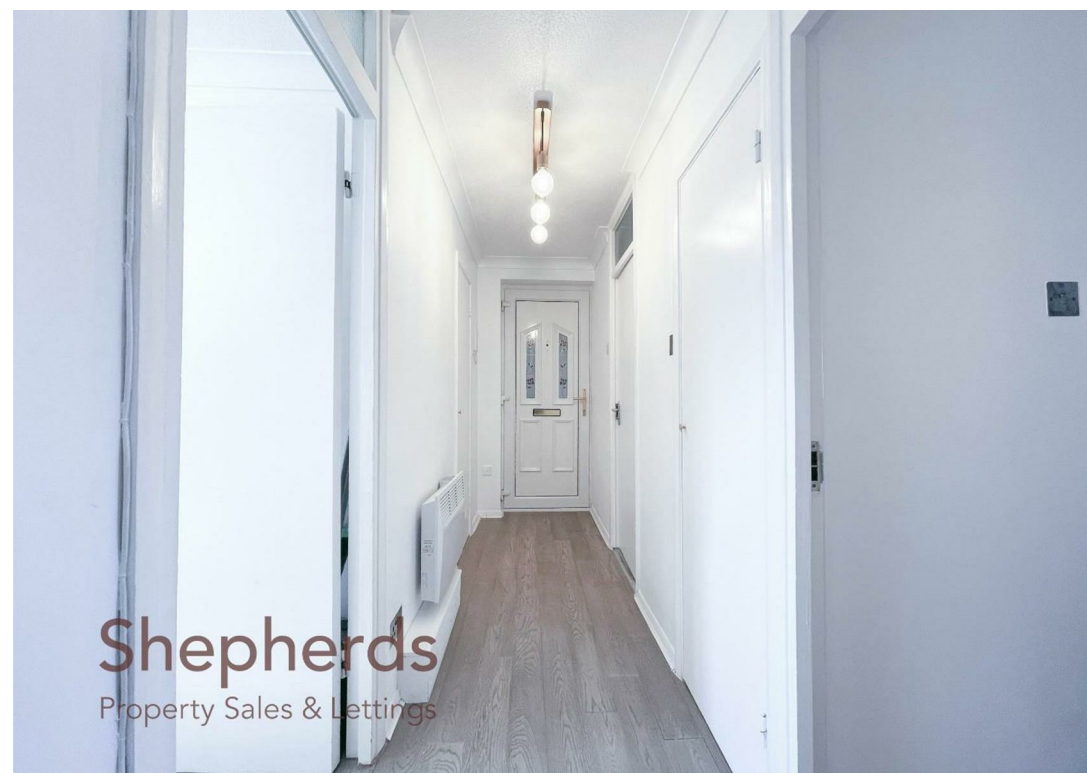
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Rawdon Drive | Hoddesdon | EN11 8DH | £224,995





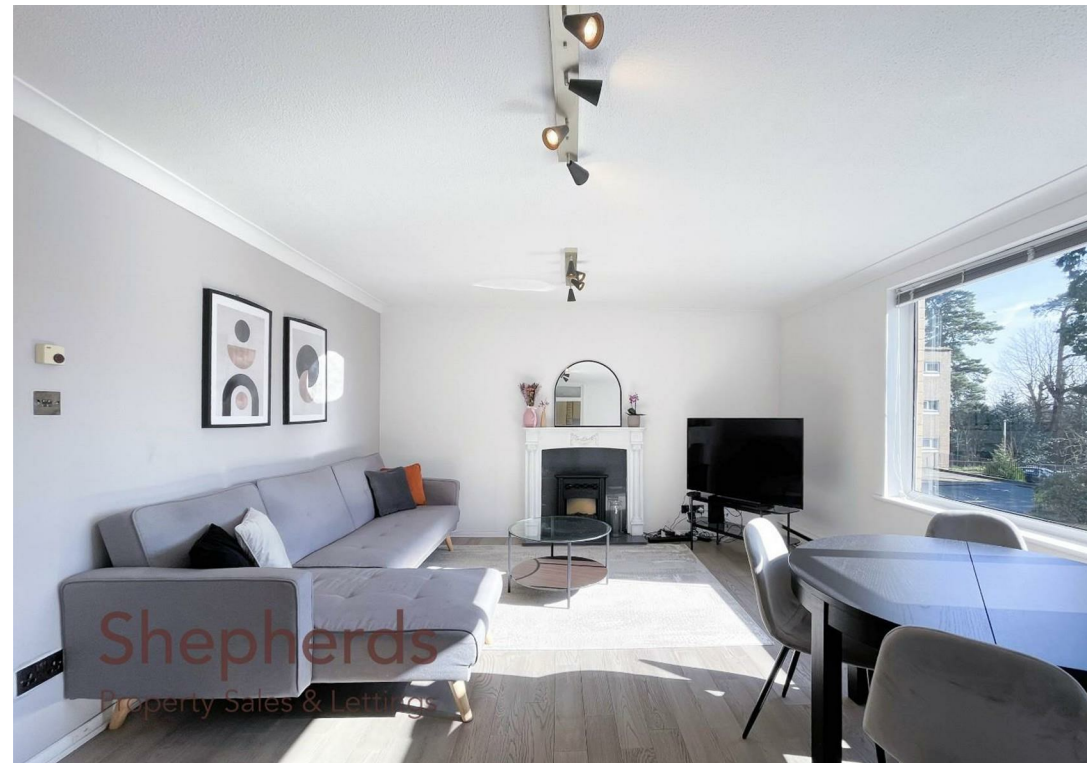
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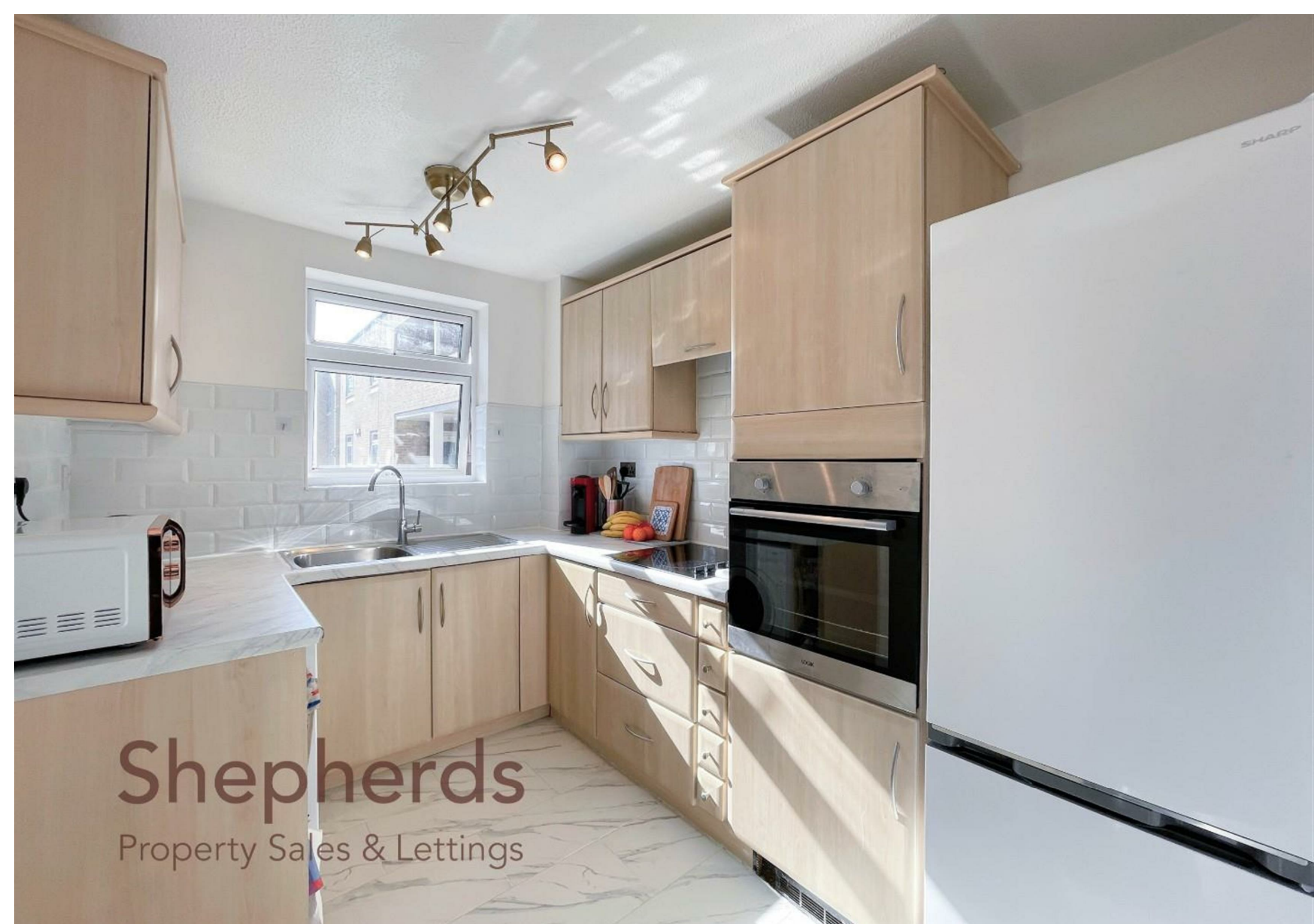


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# Rawdon Drive | Hoddesdon | EN11 8DH

Nestled in the heart of Hoddesdon on Rawdon Drive, this charming first-floor flat presents an excellent opportunity for first-time buyers or savvy investors. Built in 1975, this purpose-built flat spans a generous 611 square feet and features a well-thought-out layout that maximises space and comfort.

As you enter, you are welcomed into a spacious reception room that offers delightful elevated views towards the south of Hoddesdon, making it an ideal setting for entertaining guests or unwinding after a busy day. The flat comprises two bedrooms, providing ample room for a small family, guests, or even a dedicated home office. The kitchen is equipped with essential appliances, including a washer/dryer, electric hob, cooker and fridge/freezer, ensuring convenience for everyday living.

The property also includes a well-appointed new bathroom and an entryphone system for added security. With the added benefit of under-cover parking for one vehicle, this flat caters to modern living needs. The extended lease further enhances its appeal, making it a sound investment.

Situated close to the town centre, residents will enjoy easy access to a variety of local independent shops, well-known supermarkets, and delightful coffee shops and cafes. For those commuting, Broxbourne overground rail station is within walking distance, offering frequent services to London Liverpool Street.

Whether you are looking to buy your first home, downsize, or invest, this flat offers versatility and comfort in a sought-after location. Do not miss the opportunity to make this delightful flat your own; book a viewing today.

TENURE: Leasehold 189 year lease from 1975 \*Un expired lease 139 years\* \*Service charges £135 per calendar month\* \* No Ground Rent  
Services Connected  
Mains Electric, Mains Drainage, Mains Water, No Gas Connected.



- 2 Bedroom Flat
- New Bathroom
- Covered Secure Parking
- Electric Heating
- Town Centre Location
- First Floor Flat
- Modern Kitchen
- Communal Outside Space
- UPVC Double Glazing





**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.

 2  1  1  D

**Tenure :**  
**Council:**  
**Tax Band:**

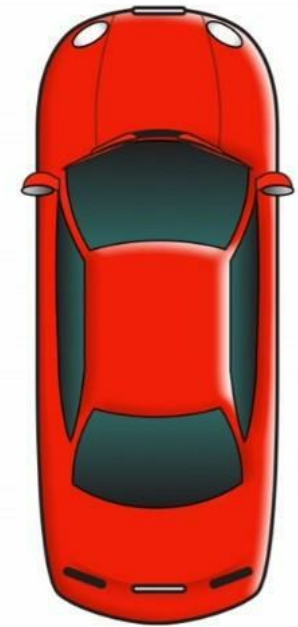
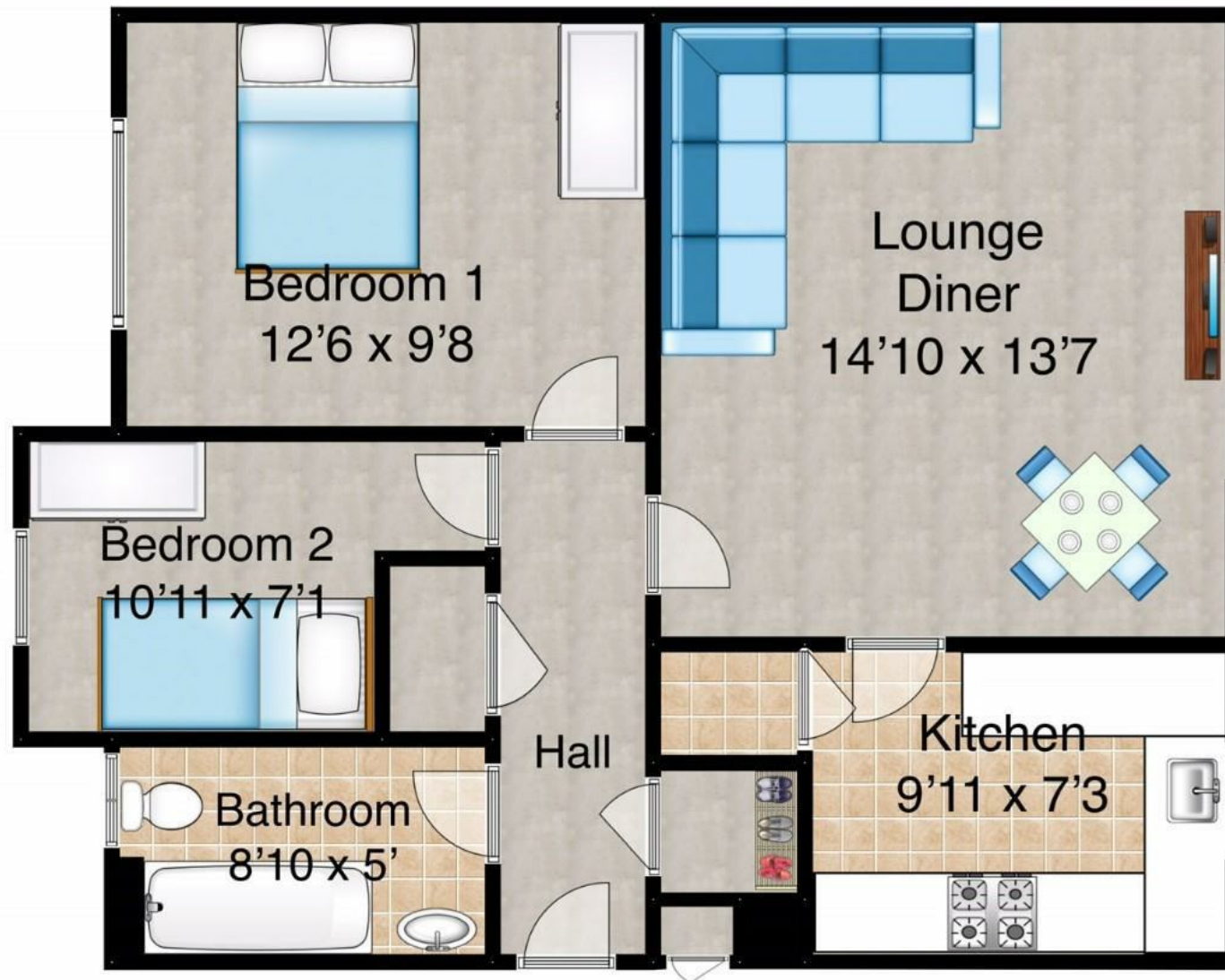
**Leasehold**  
**Broxbourne**  
**C**





Communal Entrance Door	Bedroom Two
Communal Stairwell	10'11 x 7'1
Entrance Door	Exterior
Hallway	Communal Gardens
12'5 x 3'6	Communal Decked Area
lounge/Diner	Gated Covered Parking
14'10 x 13'7	
Bedroom One	
12'6 x 9'8	
Family Bathroom	
8'10 x 5'	

# Brunswick Court, Rawdon Drive, Hoddesdon.



Covered Gated  
Parking

Total Approx. SqFt 611

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)

## HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

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

**FINE & COUNTRY**

