



Shepherds
Property Sales & Lettings



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Ellis Close | Hoddesdon | EN11 9FE | Offers In Excess Of £599,999



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This stunning 4 BEDROOM DETACHED house built by Bryant Homes, boasts a perfect blend of space and style. Offering Lounge and dining room, Attractive fitted Kitchen, Four bedrooms, Excellently presented family bathroom and en suite to the principle bedroom plus a cloakroom/ WC to the ground floor. This property offers ample living space for a growing family.

One of the highlights of this property is its superb garden, providing a tranquil outdoor space for relaxation and entertainment. The garage with its own drive adds convenience and extra storage space for your vehicle or belongings and potential to create a further parking space to the front aspect. There is also a EV point fitted.

From the moment you step inside, you'll be impressed by the exceptional presentation of this home. The well-maintained interior exudes a sense of warmth and comfort, making it a welcoming family home.

Ellis close is situated to the North of Hoddesdon Town Center and its excellent choice of shops and amenities, schooling for all ages and transport facilities, with Rye House overground rail station also within reach offering over ground rail services into London Liverpool Street and Stratford International via Tottenham Hale and its Victoria Line under ground rail connection into central London.

The property is Freehold, each home owner pays a development fee for upkeep of the development of £160.99 per annum.
*Mains Gas *Mains Electricity *Mains Drainage

- Detached Family Home
 - Ground Floor Cloakroom
 - Garage With Driveway
- Four Bedrooms
 - En Suite To Principle Bedroom
 - E.V Charging Point
- Superbly Presented Throughout
 - Superb Rear Garden
 - Double Glazing & Central Heating



Entrance Hall	En Suite Shower Room
13'6 x 8' 8	8' x 4'6
Cloakroom/WC	Bedroom 2
4'10 x 4'6	11'5 x 9'6
Living Room	Bedroom 3
22'11 x 11'	11'4 x 10'6
Dining Room	Bedroom 4
10'3 x 10'2	8'4 x 8'2
Kitchen	Family Bathroom
14'8 x 7'9	8' x 6'3
Landing	Garage With Driveway
13'6 x 8'6	16 x 8'8
Bedroom1 Suite	Rear Garden
11' 5 x 10'4	



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.

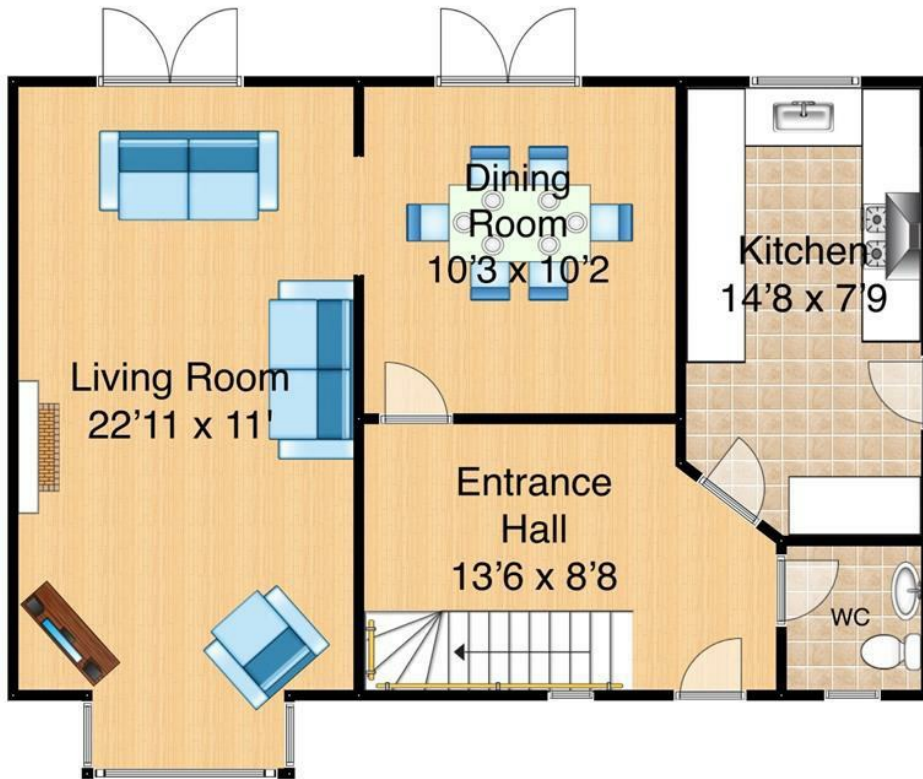
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Tenure : Freehold
Council: Broxbourne
Tax Band: F

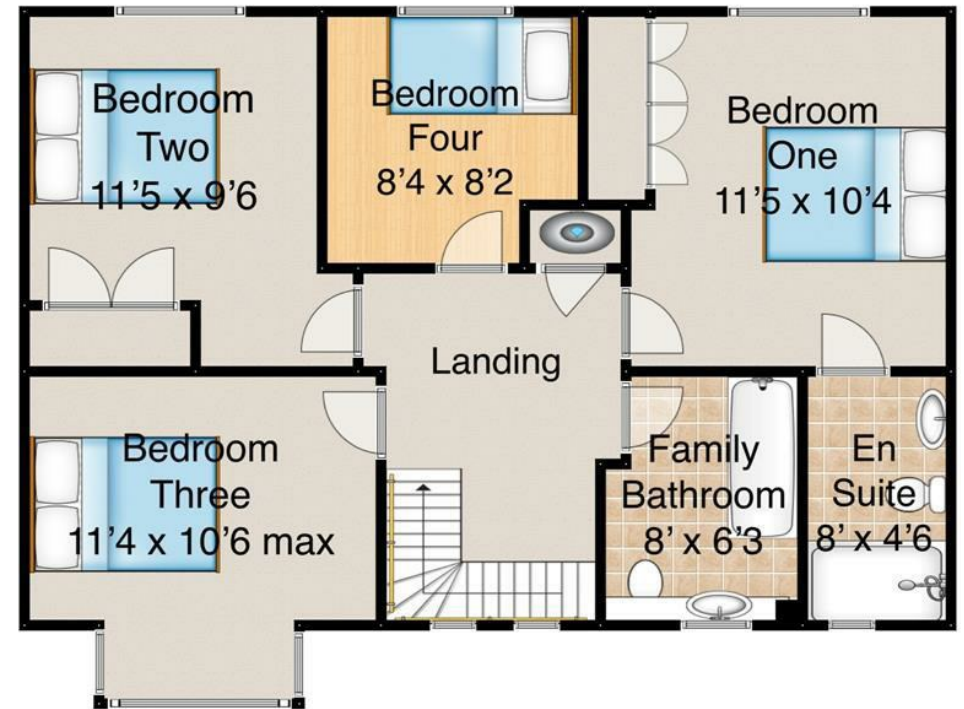
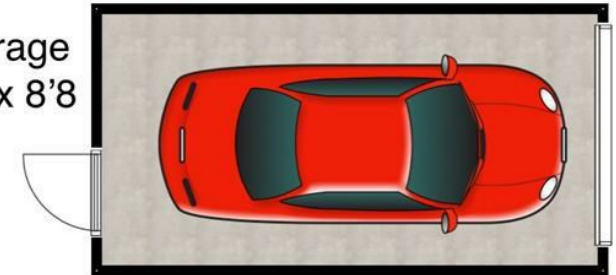


Ellis Close, Hoddesdon

This floor plan is for guidance only and may not be accurate. Shepherds have added the furniture as a visual guide only and the items shown will not be included within the sale of the property. The floor plan is covered by the Copyright Act 1988 and may not be reused or edited without the consent of Shepherds Estate Agents Ltd.



Garage
16' x 8'8





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FINE & COUNTRY

