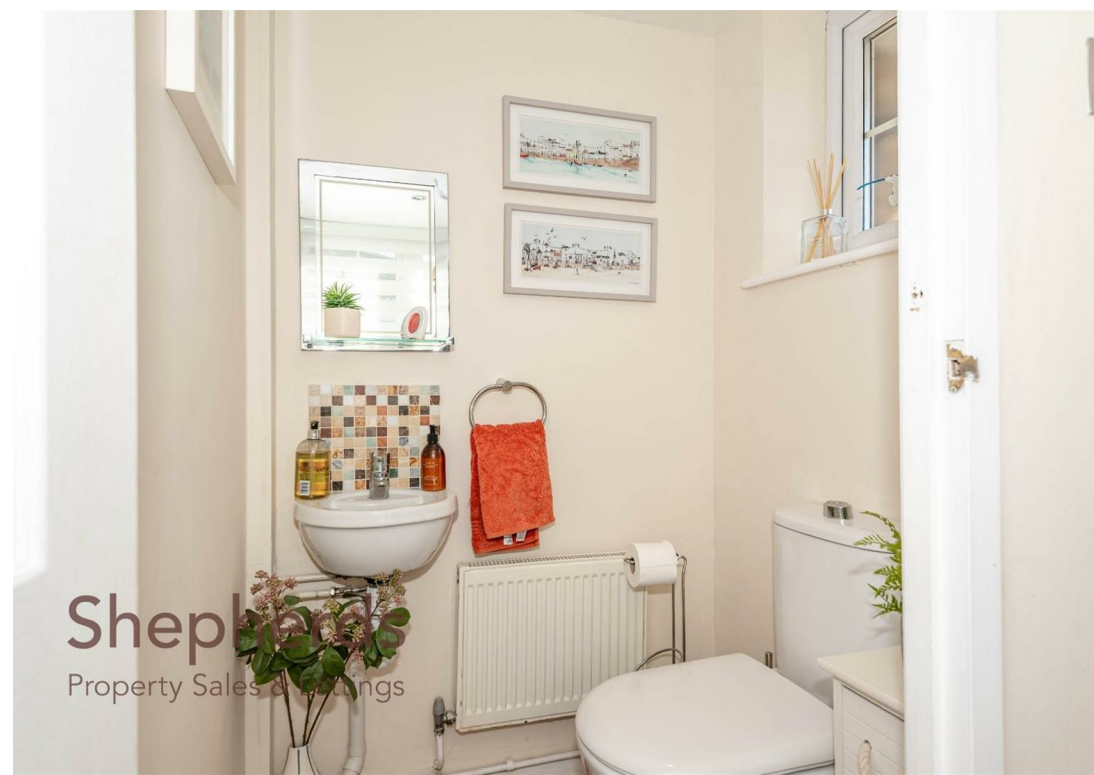




Shepherd's
Property Sales & Lettings

Lampits | Hoddesdon | EN11 8DY | £495,000





Shepherds
Property Sales & Lettings

Lampits | Hoddesdon | EN11 8DY

Nestled in the charming area of Lampits, Hoddesdon, this beautifully presented semi-detached house offers a delightful blend of comfort and modern living. Spanning an impressive 1,123 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed by a light-filled entrance porch that leads to a convenient cloakroom. The heart of the home is the spacious living and dining room, perfect for entertaining or relaxing with loved ones. This area seamlessly flows into an open-plan garden room, providing a wonderful space to enjoy the views of the picturesque New River.

The first floor features a landing that leads to three inviting bedrooms, each offering a peaceful retreat. The modern bathroom is well-appointed, catering to all your needs with both bath and shower facilities.

Additional highlights of this property include UPVC double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. The exterior is equally impressive, featuring a driveway with parking for up to three vehicles, a garage for added convenience, and a west-facing rear garden that invites you to bask in the afternoon sun.

This semi-detached house, built in 1968, combines classic charm with contemporary amenities, making it a perfect choice for those looking to settle in a tranquil yet accessible location. With its proximity to local amenities and transport links, this property is not to be missed.

The property benefits from mains gas, electric, water and drainage.



- Semi Detached House
- Extended To Rear
- Bathroom & Cloakroom
- UPVC Double Glazing
- West Facing Garden

- Views Over Lea Valley
- 3 Bedrooms
- Kitchen/Breakfast Room
- Garage & Driveway
- Close to Town Centre



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.



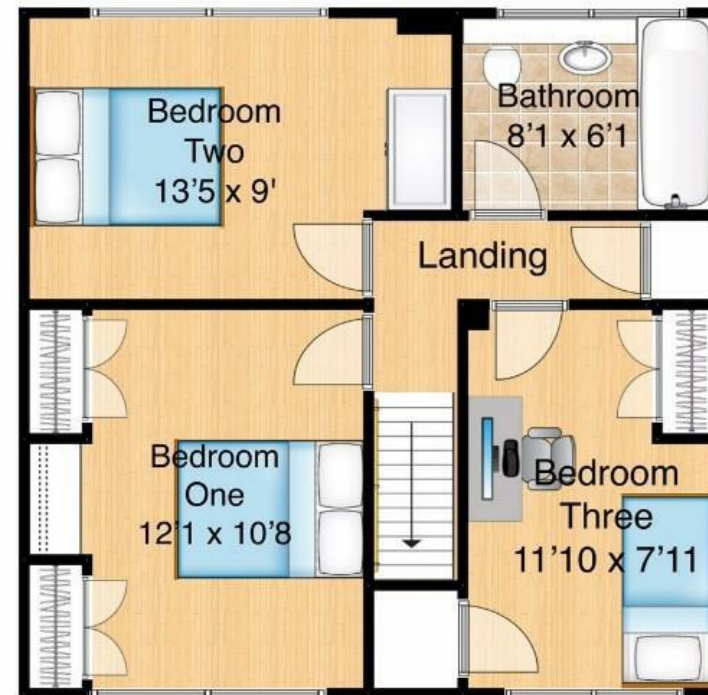
Tenure :
Council:
Tax Band:

Freehold
Broxbourne Borough
D



Entrance Door	Family Bathroom
Porch	8'1 x 6'1
Cloakroom	Bedroom Two
Living/ Dining Room	13'5 x 9'
21'2 x 13'8	Bedroom Three
Garden Room	11'10 x 7'11
10'8 x 8'	Exterior
Kitchen/ Breakfast Room	Front Driveway
15'9 x 11'	Garage
First Floor Landing	15'4 x 8'4 max
Bedroom One	Rear Garden
12'1 x 10'8	

Lampits 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 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd.



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FINE & COUNTRY

