



Shepherds
Property Sales & Lettings

Champions Green | Hoddesdon | EN11 9NE | £410,000



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TOUCH OF
COURTNEY

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Located in Champions Green, Hoddesdon, is this modern mid-terrace house offers a perfect blend of comfort and convenience. Built in the 70s, the property boasts a warm and inviting atmosphere, ideal for families or those seeking a peaceful retreat.

Upon entering, you are greeted by two spacious reception rooms that are open plan, providing ample space for relaxation and entertaining guests. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy living room or a vibrant dining space. The natural light that floods through the windows enhances the ambiance throughout the home. The kitchen has been refitted with a breakfast bar. The first floor features three well-proportioned bedrooms and the family bathroom. Bedrooms one and two both have built-in wardrobes. For those with a vehicle, the property includes a garage on block, adding to the convenience of living in this desirable location. Champions Green is known for its friendly community and proximity to local amenities, making it an excellent choice for those who appreciate both tranquillity and accessibility.

In summary, this mid-terrace house in Hoddesdon presents a wonderful opportunity for anyone looking to settle in a welcoming neighbourhood. With its generous living spaces, three bedrooms, and convenient parking, this property is sure to appeal to a variety of buyers. Do not miss the chance to make this charming house your new home. Services connected: Mains Gas, Water, Electricity and Drainage.

- Terraced House
 - Modern Kitchen
 - UPVC Double Glazing
- 3 Bedrooms
 - Dining Area
 - Garage
- Living Room
 - Open Plan
 - Close to Amenities



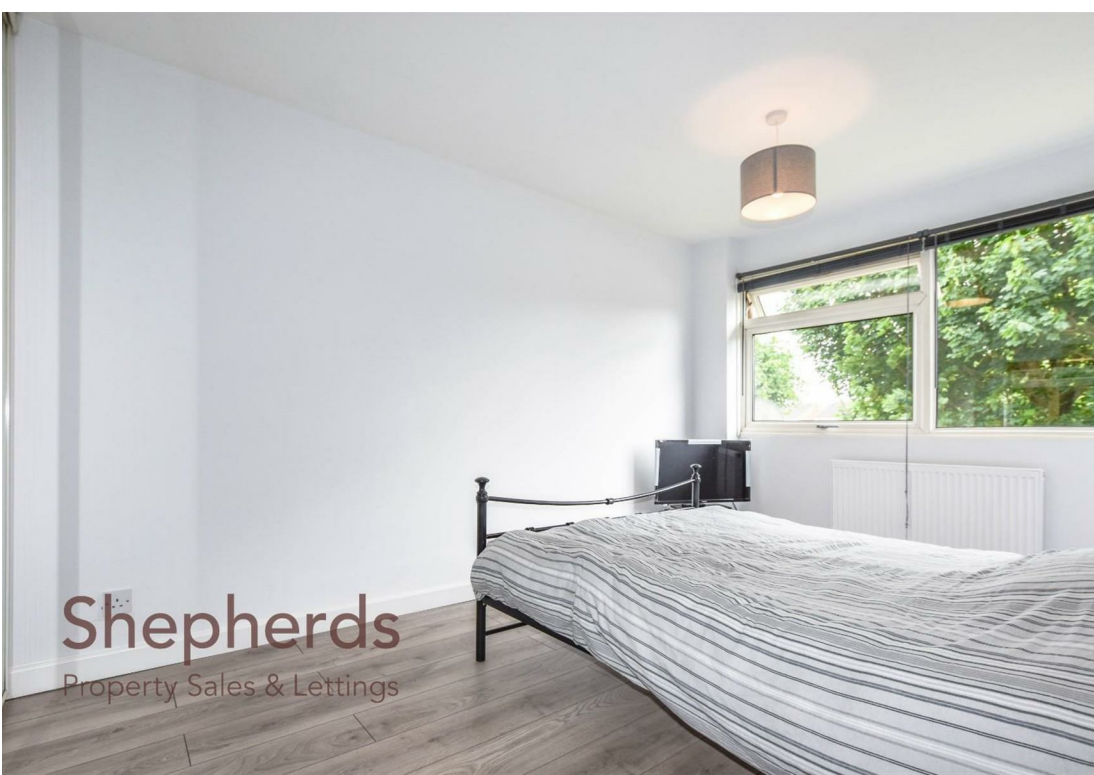
Entrance Door	Bedroom Three
Hallway	9'4 x 6'2 max
Living Room	Family Bathroom
14'10 x 11'10	6'8 x 5'10
Kitchen/Dining Room	Exterior
15'2 x 11'10	Front Garden
First Floor Landing	Rear Garden
Bedroom One	Garage on Block
12'8 x 9' max	
Bedroom Two	
9'11 x 9	



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.

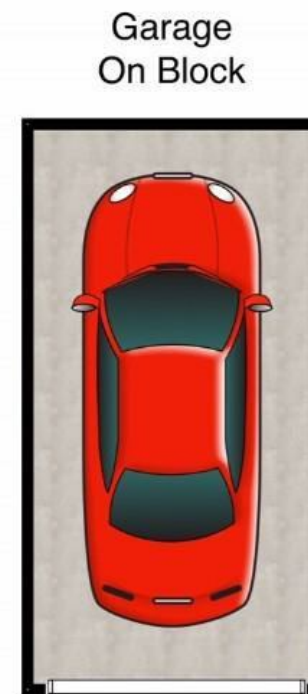
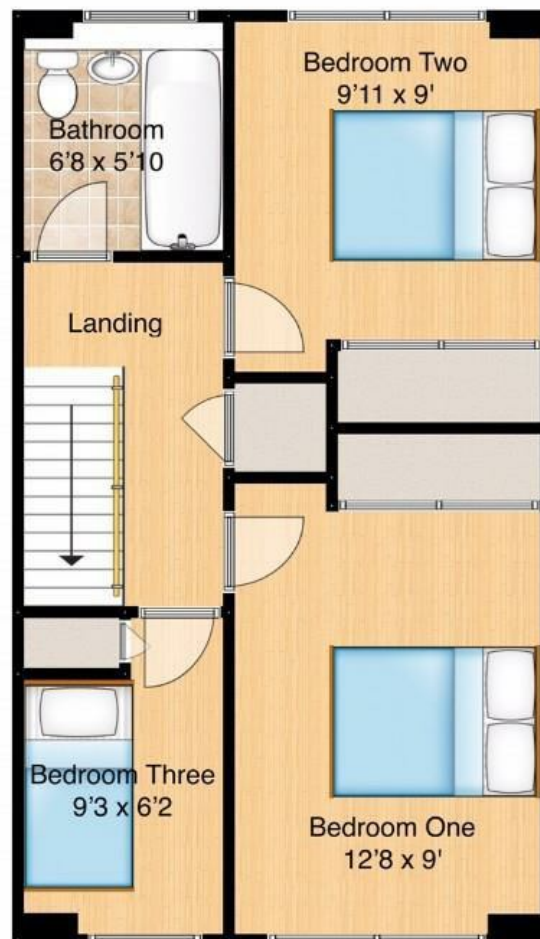


Tenure : Freehold
Council: Broxbourne Borough Council
Tax Band: D



Champions Green, 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. This floor plan is covered by the Copyright Act 1988 and can not be reused without the consent of Shepherds Estate Agents Ltd.





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FINE & COUNTRY

