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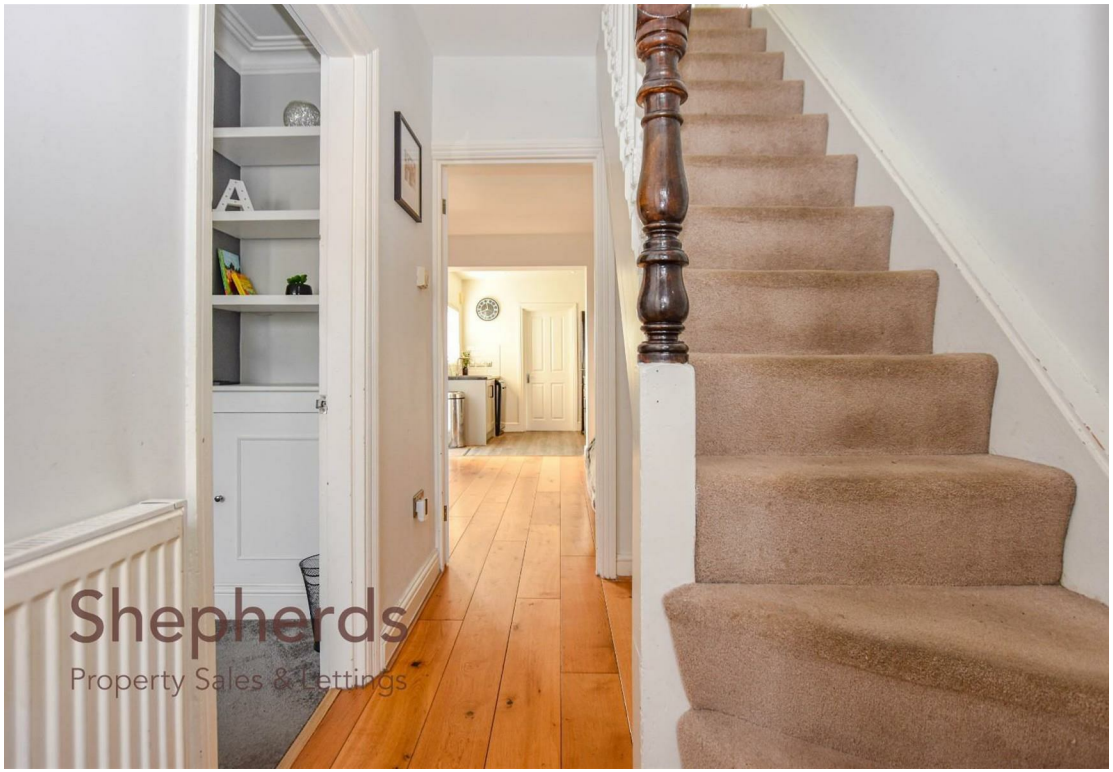
Property Sales & Lettings

Old Highway I Hoddesdon I EN11 0LX I £419,995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Available Chain Free, this delightful Victorian 3 Bedroom End Terrace Cottage is situated in a popular location backing onto allotments and positioned close to Rye House train station offering frequent over ground rail services in to London Liverpool Street and Stratford International rail stations

This characterful home offers spacious accommodation to include; Living Room, Spacious open plan kitchen/dining room/family room, ground floor cloak room and utility room. To the first floor there are Three bedrooms and Family bathroom with over bath shower,

The property enjoys a westerly aspect rear garden that is predominantly laid to lawn with a small patio area that overlooks allotments an extra advantage the property has off street parking to the front.

The property is ideally placed within distance of local shops, John Warner School/Sports Centre and the pleasant Old highway recreation ground and bowls club.

The River Lee and access to Lea Valley regional park is also within a short distance providing cycle and walking routes and recreation.

There are local bus routes into Hoddesdon Town center and its varied shops, super markets, restaurant's, cafes', There is is also a twice weekly out door market.

The property has Mains Drainage, Electricity, Gas and Water connected. The property has not been flooded in the last 5 Years.

- End of Terrace House
- 3 Bedrooms
- Bathroom & Cloakroom
- West Facing Garden
- Short Walk Of Station
- Gas Central Heating
- Off Street Parking
- Victorian Home
- Close to Local Parks

Entrance Door

Entrance Hall

Living Room
14'9 max x 9'6

Dining/ Family Room
15'2 x 10'8

Kitchen
9'5 x 8'4

Utility Room
7' x 5'2

W.C.

Landing

Bedroom One
12'9 x 10'3

Bathroom

Bedroom Two
10'8 x 9'8

Bedroom Three
8'2 x 7'9

External

Front Driveway

West Facing Rear Garden

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 Borough Council**
Tax Band:	**C**

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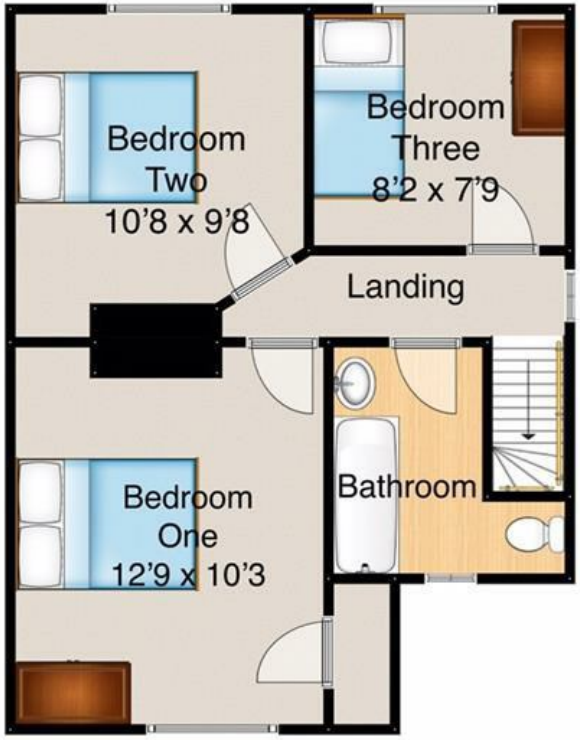
This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and will not be included in any contract.The floor plan is covered by the Copyright Act 1988 and can not be used or edited without the consent of Shepherds Estate Agents Ltd.



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