

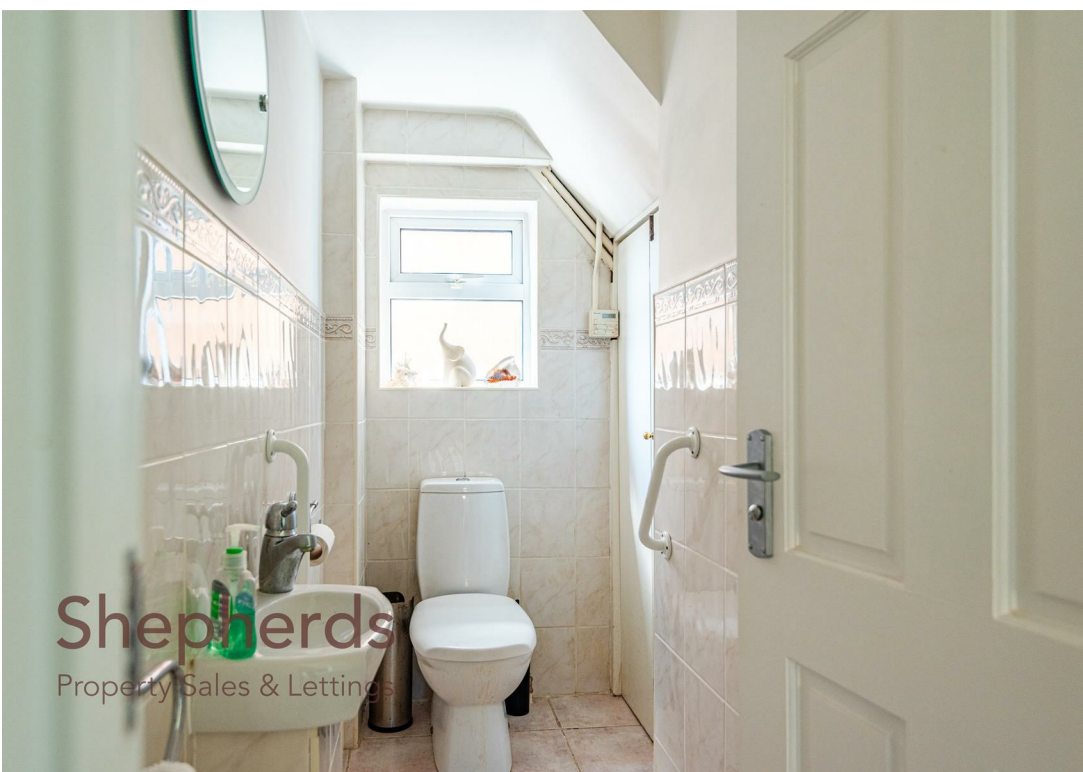


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Caxton Road | Hoddesdon | EN11 9NX | £585,000



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# Caxton Road | Hoddesdon | EN11 9NX

Located on the desirable Caxton Road in Hoddesdon, this stunning detached house from the 1970s is a gem waiting to be discovered. Boasting 1,670 sq ft of living space and garage, this property offers a perfect blend of comfort and style for a growing family. As you step inside, you are greeted by a spacious reception room, a useful play room, ideal for entertaining guests or simply relaxing with your loved ones. The fitted kitchen/ breakfast room the hub of the house, while the downstairs w/c adds convenience to everyday living. Need a quiet space to work or play? The large study/playroom provides the perfect solution. Parking is a breeze with space for three vehicles, ensuring you never have to worry about finding a spot. The south facing garden is a tranquil oasis, perfect for enjoying a morning coffee or hosting summer barbecues. Upstairs, you'll find four generously sized principal bedroom, 2 further double bedrooms and a large single bedroom. A four-piece bath/shower room is a useful feature for the growing family. To top it off, a tandem garage at the rear of the property provides even more storage or parking space. This home truly has it all! Don't miss the opportunity to make this fantastic family home yours. Schedule an internal viewing today and experience the charm and comfort this property has to offer. The property benefits from mains drainage, water, gas and electricity.

- Detached Extended House
- CHAIN FREE SALE
- 4 Bedrooms
- Bathroom & Cloakroom
- 2 Reception Rooms
- Double Garage & Driveway
- Gas Central Heating
- South Facing Garden
- 100 Acre Development



- |                           |                     |
|---------------------------|---------------------|
| Canopy Porch              | Bedroom Two         |
| Porch                     | 12'3 x 11'6         |
| Hallway                   | Bath/ Shower Room   |
| 14'11 x 4'2 min           | 8'2 x 7'6           |
| Cloakroom                 | Bedroom Three       |
| Living/Dining Room        | 13'4 x 9'3          |
| 25'2 x 11'5               | Bedroom Four        |
| Playroom/ Office          | 10' x 6'6           |
| 16'6 x 8'2                | External            |
| Kitchen/Breakfast Room    | Front Garden        |
| 12'9 x 9'9                | Driveway            |
| Landing                   | South Facing Garden |
| Extended Priciple Bedroom | Double Garage       |
| 19'8 x 14'8 max           | 29'7 x 0'7          |



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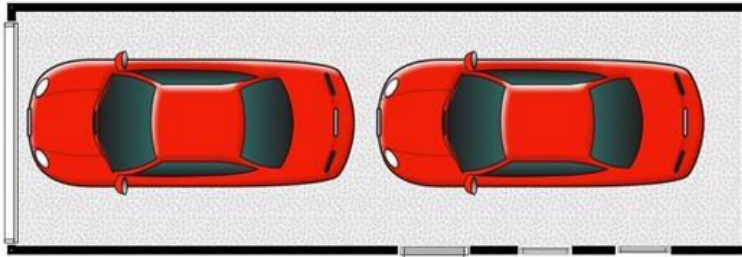
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**Tenure :** Freehold  
**Council:** Broxbourne Council  
**Tax Band:** F



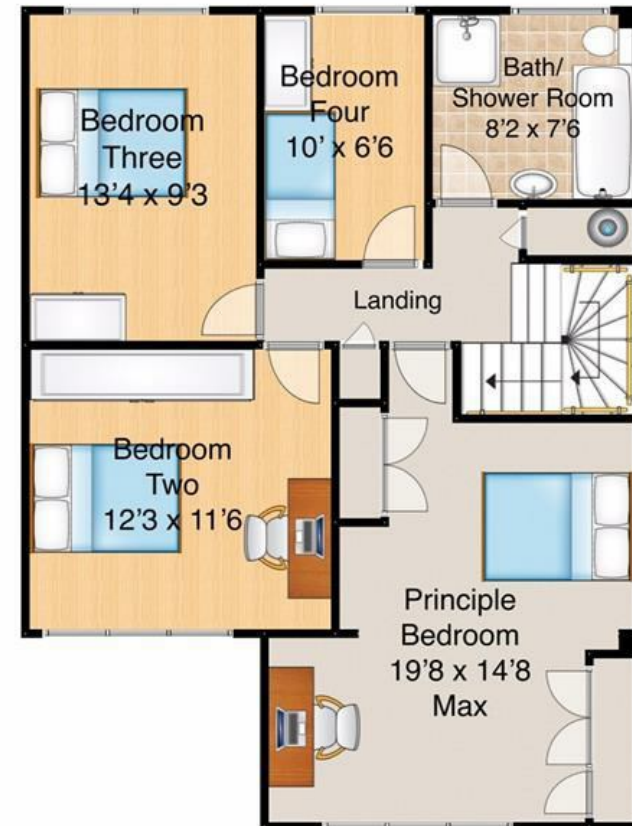
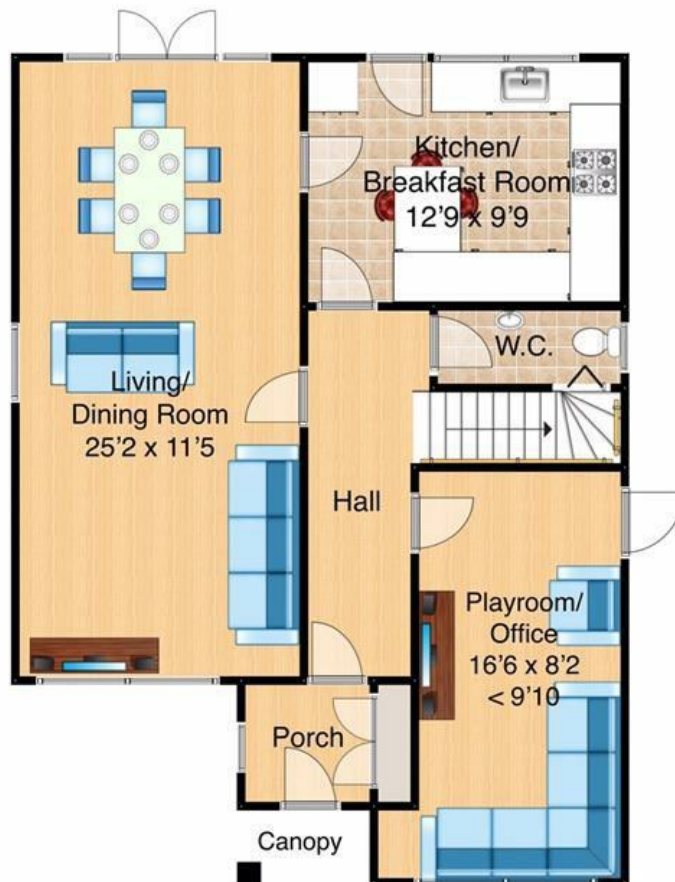


Double Garage 29'7 x 9'7

## Caxton Road Hoddesdon

House Approx Sq ft 1388  
Garage Approx Sq ft 282  
Total Approx Sq Ft 1670

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**

