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Property Sales & Lettings

Meadway I Hoddesdon I EN11 8AP I £395,900

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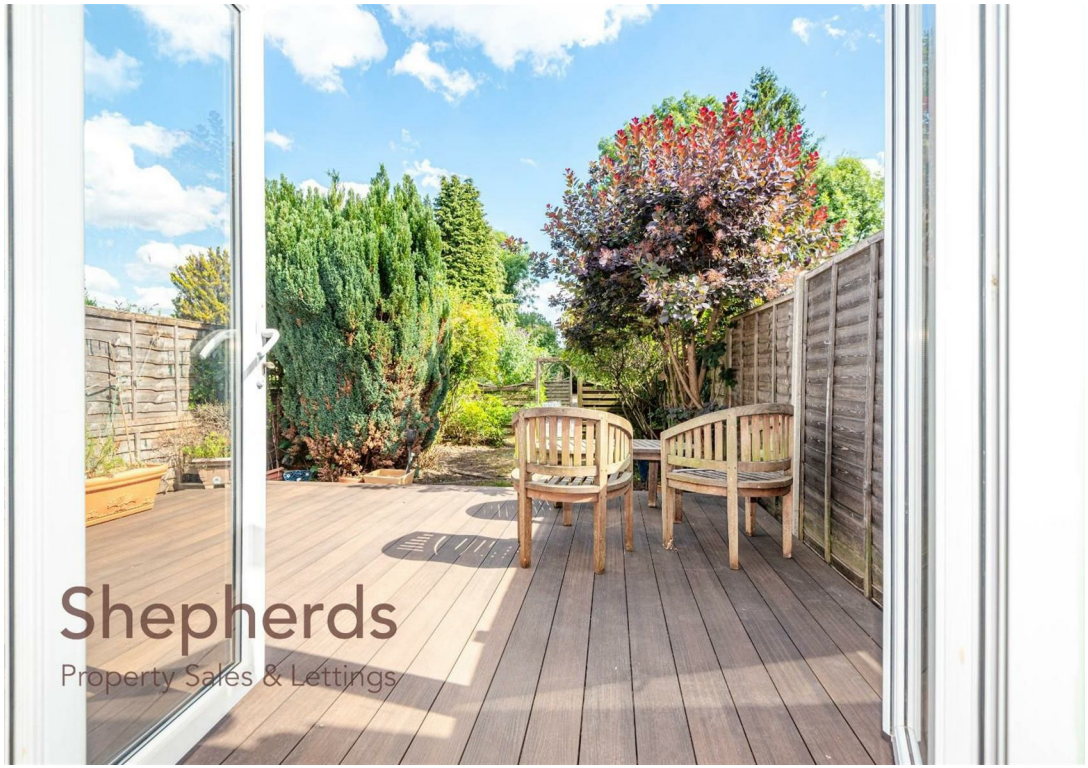
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Located down Meadway, Hoddesdon, is this charming, extended 2 bedroom mid-terrace house offering a perfect blend of character and modern living with a brand new roof soffits and gutters.

The ground floor offers a cosy living room that leads through to the open plan kitchen/dining area. There is a large kitchen, with plenty of units and work surfaces. An island sits below the skylights that flood the room with natural light.

Upstairs, there are two well-proportioned bedrooms; making this home ideal for small families, couples, or individuals seeking extra space. There is also a loft storage area with access via a ladder. This space has potential for further extensions into the loft, subject to planning permission. The property's age adds a unique charm, with features that reflect the architectural style of the era.

Externally, the property benefits from an extensive rear garden, a storage shed and a small front garden with shrubs. The surrounding area is known for its access onto the river, into town and commute to the station.

Hoddesdon itself is a vibrant town, offering a variety of local amenities, including shops, schools, and parks, all within easy reach. The property is within walking distance of Broxbourne Train Station and local amenities.

Services Connected: Mains Gas, Water, Electricity and Drainage.

- Extended Home
- Open Plan Kitchen/Diner
- Loft Storage Area
- Walking Distance Of High Street
- Chain Free
- 2 Double Bedrooms
- Large Kitchen
- Extensive Rear Garden
- Close To Train Station
- NEW ROOF

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2 1 2 D

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

Entrance Porch

Living Room
11'9 x 10'8

Dining Area
15'8 x 9'11

Kitchen
13'7 x 9'5

Landing

Bedroom One
13'9 x 10'8

Bedroom Two
9'11 x 9'5

Bathroom
6'10 x 5'11

Loft Area Access Via a Ladder
14'2 x 11'2 approx

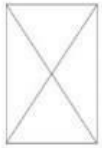
External

Rear Garden

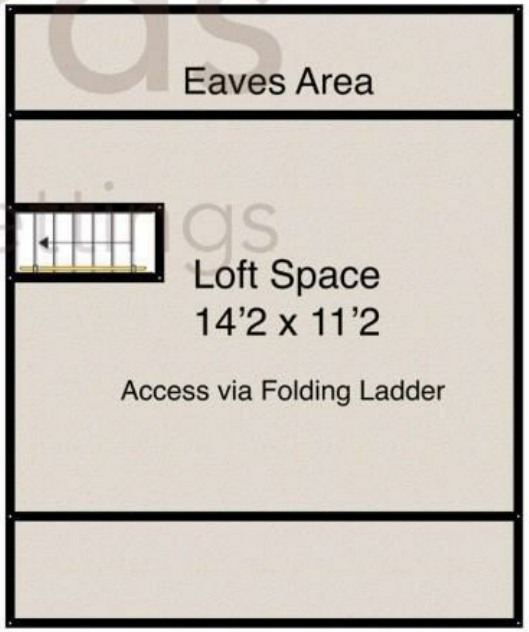
Front Garden

Meadway, 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 or edited without the consent of Shepherds Estate Agents Ltd.



Denotes Skylight



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The Property Ombudsman