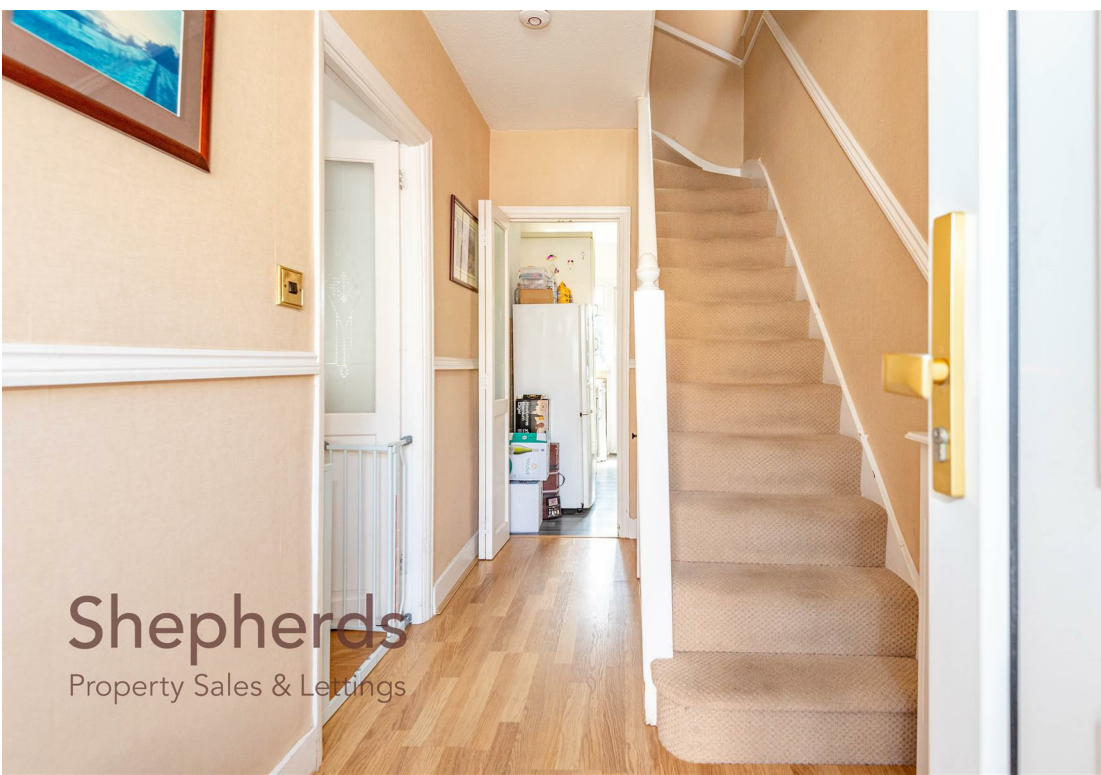




Shepherds

Property Sales & Lettings

Murchison Road | Hoddesdon | EN11 0QB | Offers Over £400,000



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Letting

Murchison Road | Hoddesdon | EN11 0QB

Offers between £400,000 - £410,000. Nestled on Murchison Road in the charming town of Hoddesdon, this delightful end terrace house, built in 1930, presents an excellent opportunity for both first-time buyers and savvy investors. Spanning an impressive 980 square feet, the property boasts a versatile layout that is both comfortable and inviting.

Upon entering, you are greeted by a bright and spacious lounge, complete with a feature fireplace that serves as a lovely focal point for gatherings. The adjoining dining area, enhanced by double doors, seamlessly connects to the private rear garden, allowing for a perfect flow between indoor and outdoor living. The home features three well-proportioned bedrooms, with the main bedroom offering the added convenience of built-in wardrobes. A fully tiled family shower room completes the internal layout, providing practicality for everyday living.

Externally, the south-facing rear garden is a true highlight, featuring a combination of a patio area and a lawn, ideal for relaxation and outdoor entertaining. Side access further enhances the usability of this outdoor space.

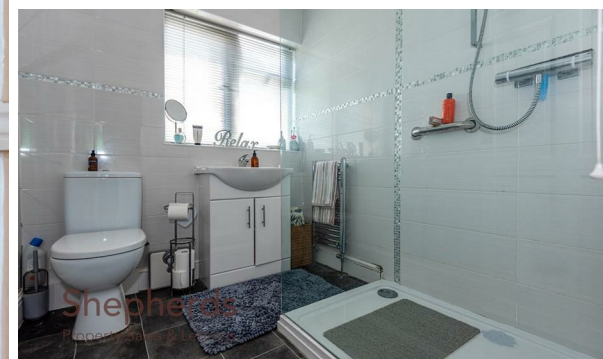
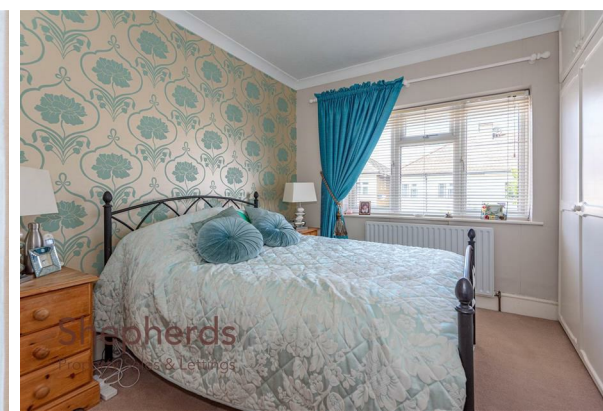
Murchison Road is conveniently located, providing easy access to essential local amenities, reputable schools such as The John Warner School and Forres School, as well as green spaces for leisurely strolls. Excellent bus routes to nearby towns make this location even more appealing. Access to the main line railway station at Rye House which is within walking distance.

Offered chain free, this property is a rare find and presents a wonderful opportunity to create a family home or a lucrative investment. Do not miss your chance

- 3 Bedroom Property
 - Kitchen
 - South Facing Garden
 - 822.00 sq ft Approx
- End of Terrace
 - Modern Shower Room
 - Gas Central Heating
- 2 Reception Areas
 - Chain Free
 - On Street Parking



Porch	Bedroom One
Entrance Door	12'8 x 10'5 inc wds
Entrance Hall	Modern Shower Room
Living Room	7' x 6'2
13'1 x 10'10	Bedroom Two
Dining Area	11'3 x 10'5 inc wds
12'8 x 10'10	Bedroom Three
Kitchen	8'4 x 6'3
9'10 x 5'8	Exterior
Landing	Front Garden
8' x 6'2	South Facing Garden



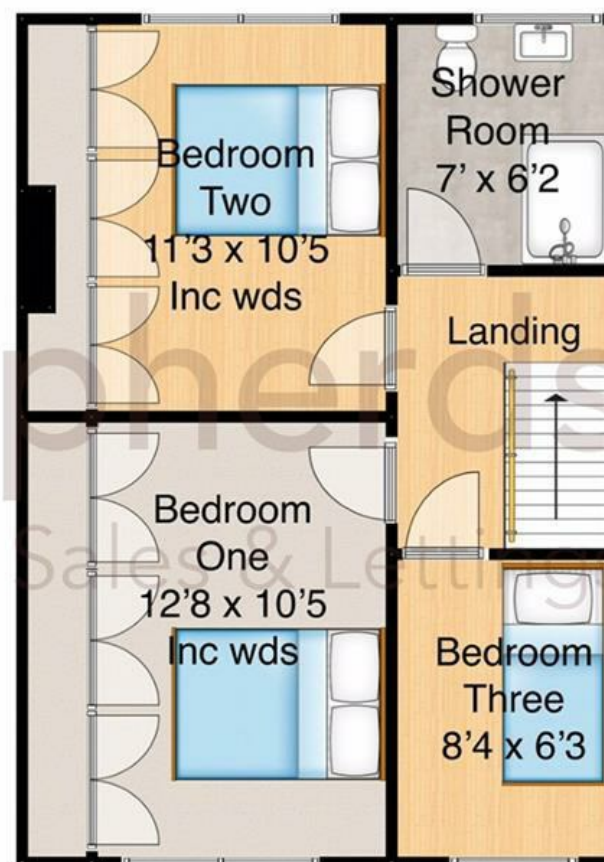
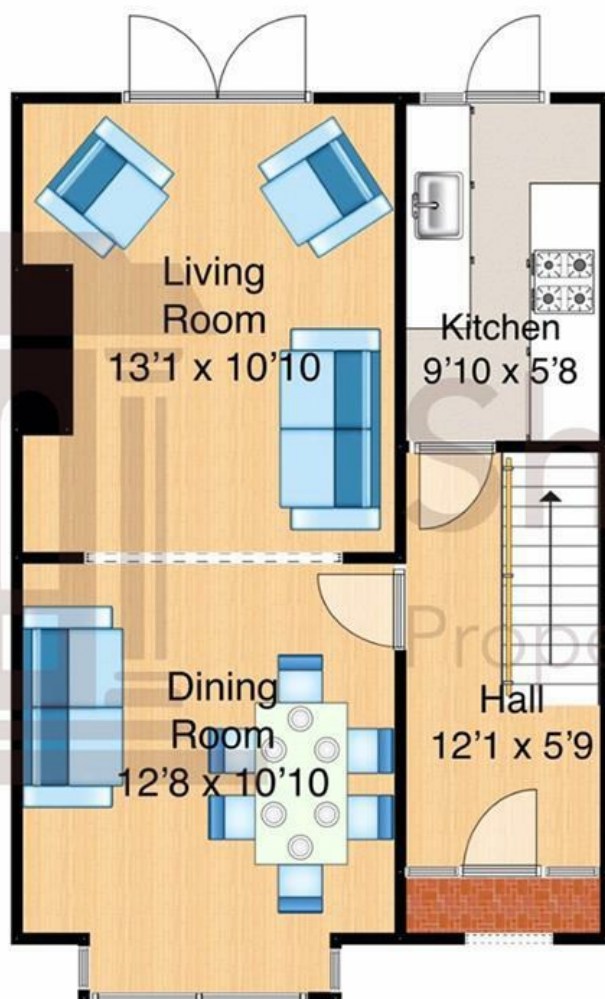
Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered 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.

3 1 2 D

Tenure : Freehold
Council: Broxbourne Borough
Tax Band: D



Murchison Road 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



Shepherd's
Property Sales & Lettings

CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk

