

Price £8,900 pcm
College Road, Hoddesdon



- Private Road
- Gated Property
- External Swimming Pool
- Driveway for 20 plus cars
- Six Bedrooms
- Four Bathrooms
- Snooker Room with Bar
- Double Garage
- Double Glazing
- Front And Rear Gardens

Must Be Seen – Exceptional Gated Family Home on Private Road (College Road, Hoddesdon)

Located in the highly sought-after area of College Road, Hoddesdon, this outstanding gated residence offers luxury, space, and privacy on a private road.

The property boasts six spacious double bedrooms and four modern bathrooms, making it ideal for families or <https://www.raineandco.com>



College Road, Hoddesdon

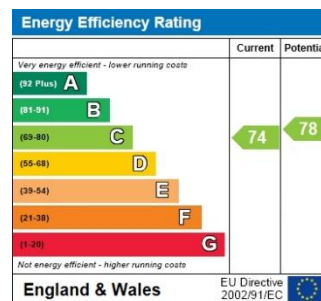
Referencing

Citizens
passport.

must provide a UK

Please only enquire if you can meet the referencing criteria below:

- Collective gross annual income based in the UK: To be 30 x the monthly rent.
- Verified 12 months accounts if self-employed (please seek further information if required).
- No CCJ's, IVA's or history of poor credit.
- Positive landlord reference (if applicable).
- Please ensure you have the correct legal documents for your Right to Rent check.
- EU & Non-EU Citizens must provide a Share Code. British & Irish



AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.



THE CONSUMER PROTECTION REGULATIONS 2008 % THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents. Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

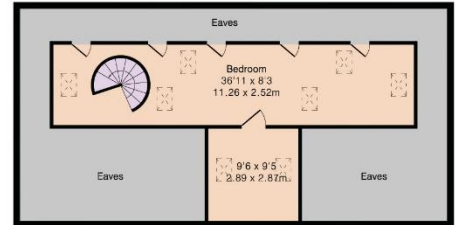
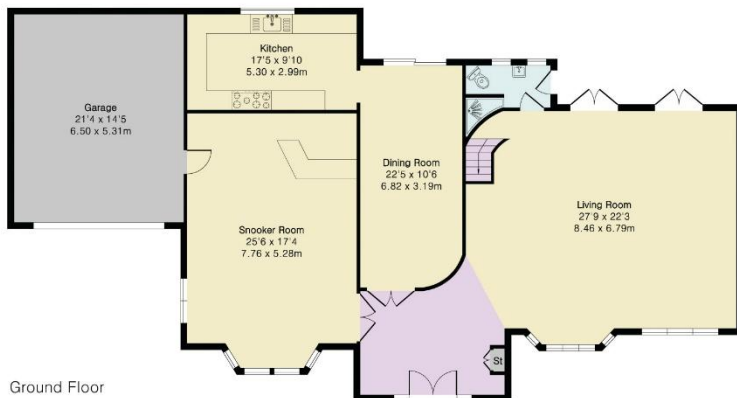
From June 2017, in line with 'The Mnet Laundering Regulations 2007' we are legally obliged to take formal identification from any person(s) wishing to purchase a property through Raine and Co Estate Agents. We will require one form of photographic identification (passport, photo card driving license, nation identity card, firearms certificate, Northern Ireland identity card issued by the electoral office) together with a recent document identifying your postal address (utility bill, bank statement, mortgage statement, council tax letter). Alternatively, you can submit your identification to your solicitor for verification but they will need to confirm to us in writing that the identity checks have been carried out & provide us with certified copies.

**Approximate Gross Internal Area 3921 sq ft - 364 sq m
(Including Garage)**

Ground Floor Area 2057 sq ft – 191 sq m

First Floor Area 1468 sq ft – 136 sq m

Second Floor Area 396 sq ft – 37 sq m



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

