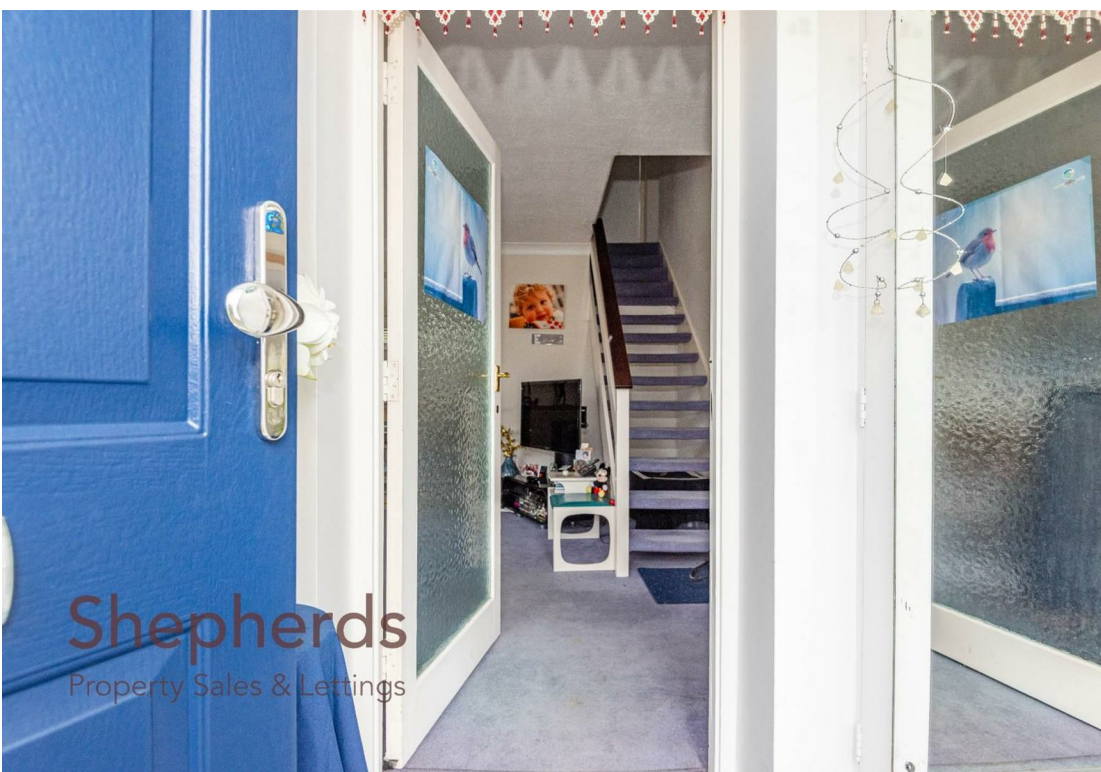


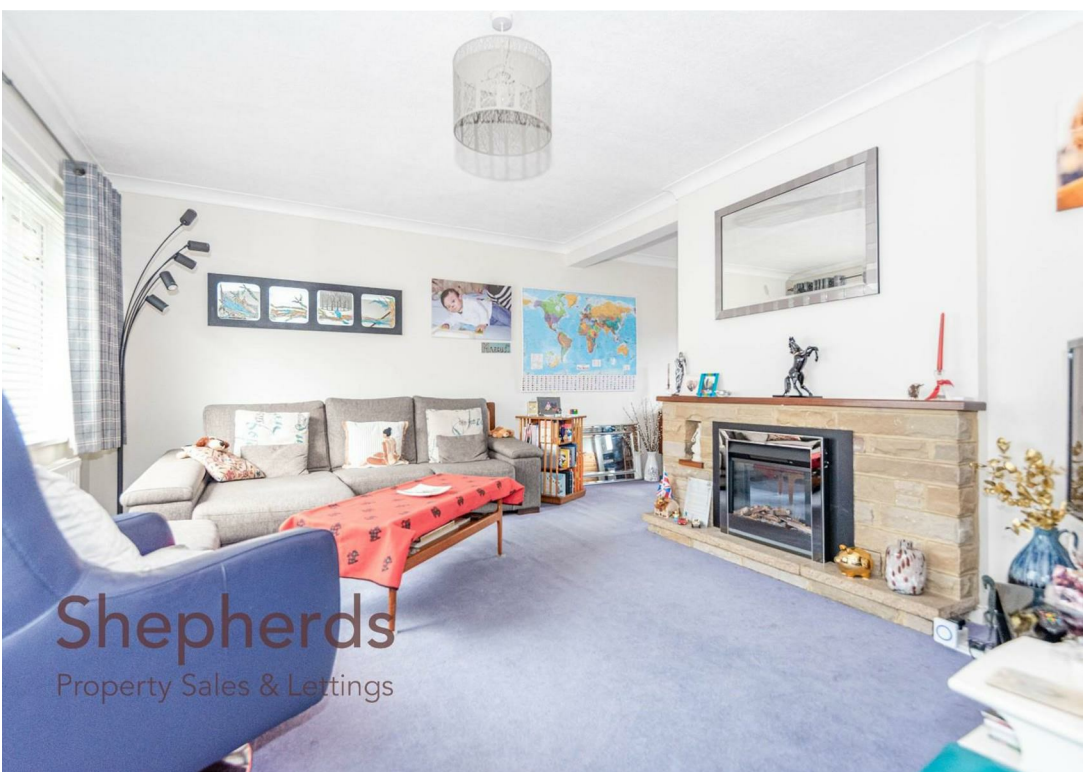


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Granville Gardens | Hoddesdon | EN11 9QD | £525,000



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# Granville Gardens | Hoddesdon | EN11 9QD

Nestled in the sought-after area of Granville Gardens, Hoddesdon, this charming four-bedroom semi-detached house presents an excellent opportunity for families looking for a spacious and comfortable home, comprising of 3 double bedrooms with full height wardrobes and a single bedroom that could be used as a study. Built in 1971, the property has been thoughtfully extended to provide ample living space, encompassing a generous 1,230 square feet.

Upon entering, you are greeted by two inviting reception rooms, perfect for both relaxation and entertaining. The kitchen and breakfast room offer a delightful space for family meals, while the two well-appointed bathrooms ensure convenience for all residents. There are four good size bedrooms ideal for the growing family.

The property boasts a garage and a driveway with parking for two vehicles, a valuable feature in this desirable location. The front and rear gardens offer outdoor space for children to play or for hosting summer gatherings, enhancing the overall appeal of this lovely home.

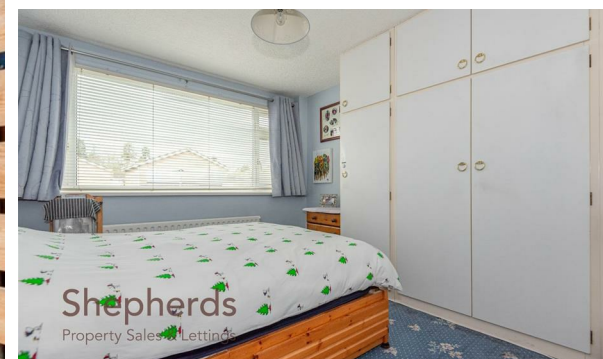
With gas central heating via radiators, comfort is assured throughout the seasons. The current vendor has already found a vacant property to buy, making this an ideal opportunity for prospective buyers looking to move swiftly.

Granville Gardens is known for its friendly community atmosphere and convenient access to local amenities, schools, and transport links. This property is not just a house; it is a place where cherished memories can be made. Do not miss the chance to view this delightful home that perfectly balances modern living with a welcoming environment.

The property has all mains services connected .



- Extended Semi Detached House
- 2 Bathrooms
- Gas Central Heating
- Popular 100 Acre Development
- Vendor Suited
- 4 Bedrooms
- 2 Reception Rooms
- Garage & Driveway
- 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  
**Tax Band:** E



Entrance Door

Entrance Porch

Living Room  
17'2 x 12'2

Dining Room  
17'2 x 11'2

Kitchen/ Breakfast Room  
11'4 x 7'4

Landing  
9'4 x 6'5

Bedroom One  
12'8 x 10'7

Bathroom  
7'5 x 5'5

Bedroom Two  
14'2 +wds x 7'5

Shower Room  
7'9 x 5'5

Bedroom Three  
11'6 x 9'2 inc wds

Bedroom Four  
9' x 6'5

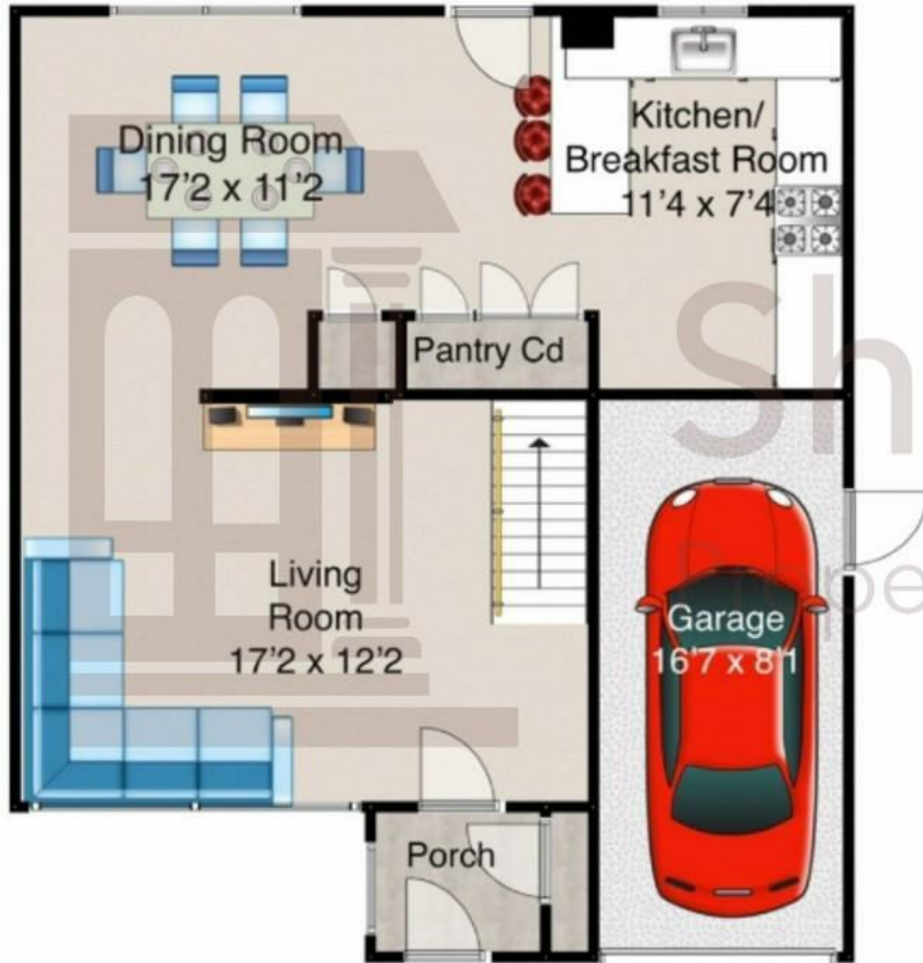
Exterior

Driveway & Garden

Garage  
16'7 x 8'1

Rear Garden

# Granville Gardens Hoddesdon



Total Area 1230 approx sq ft

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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**HODDESODON**

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Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)

