Shepherds
Property Sales & Lettings

Roselands Avenue I Hoddesdon I EN11 9BA I £449,995

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Nestled in the sought-after Roselands development to the north of Hoddesdon Town Centre, this charming mid-terrace house, built in 1963, offers a delightful blend of comfort and potential. Spanning an impressive 1,013 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception areas, perfect for entertaining guests or enjoying quiet evenings at home. The kitchen is functional and well-equipped, while a convenient downstairs cloakroom adds to the practicality of the layout. The family shower room is thoughtfully designed, catering to the needs of modern living.

One of the standout features of this property is the south-facing garden, which provides a sunny retreat for outdoor relaxation and activities. With rear access and a garage en bloc, you will find ample storage and convenience for your vehicles. Additionally, there is a parking area to the front, although it is not allocated.

The house benefits from gas central heating to radiators and double glazing, ensuring warmth and energy efficiency throughout the seasons. Furthermore, there is potential for extension, subject to planning permission, allowing you to tailor the space to your personal preferences.

This property is being sold chain-free, making it an attractive option for those looking to move swiftly. With its prime location and versatile living spaces, this mid-terrace house on Roselands Avenue presents an excellent opportunity for both first-time buyers and seasoned homeowners alike.

The property benefits from mains gas, electric,drainage and water.

- Mid Terrace House
- Chain Free
- 3 Bedrooms
- 2 Reception Areas
- Kitchen
- Shower Room & Cloakroom
- Garage On Block
- Gas Central Heating
- Popular Roselands Development

Entrance Door

Hallway

Cloakroom W.C.

Living Room
13'6 x 12'4

Dining Area
10'6 x 9'8

Kitchen
9'11 x 8'10

Landing

Bedroom One
12'4 x 12'1

Shower Room
8'2 x 5'1

Bedroom Two
12'8 x 11'10

Bedroom Three
9' x 6'9

Exterior

Front Garden

South Facing Garden

Garage On Block

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 C

Tenure : Freehold
Council: Broxbourne Borough
Tax Band: D

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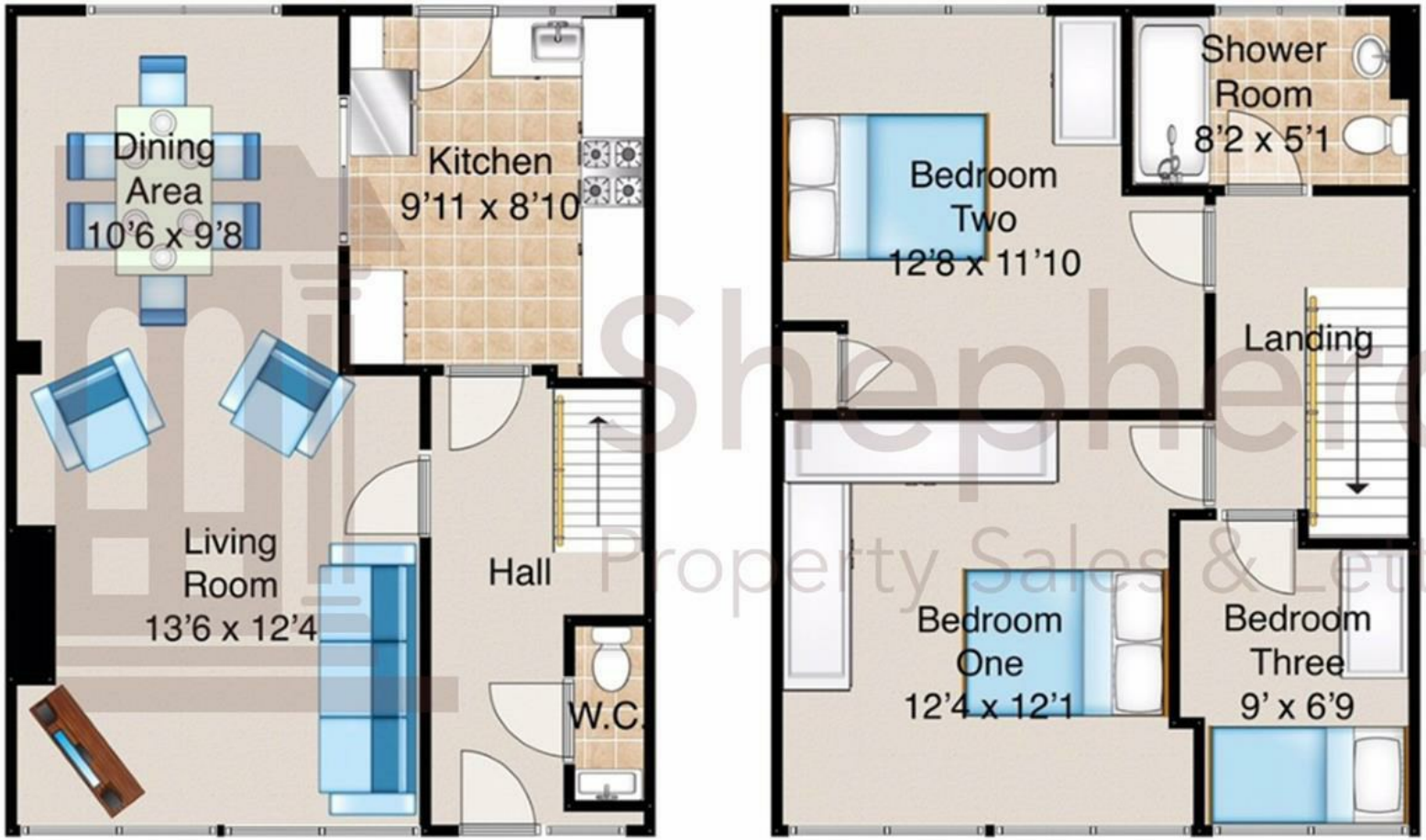
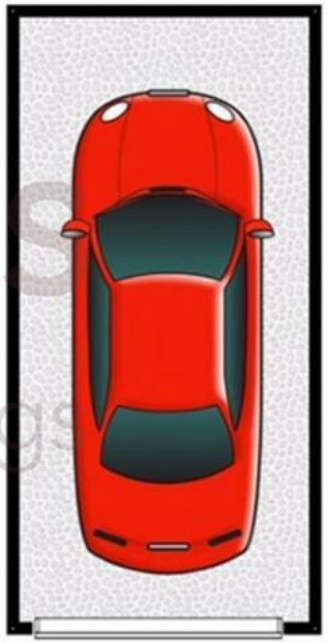
Roselands Avenue Hoddesdon



Approx Sq ft including garage 1013

Garage En Block



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