



**Shepherds**  
Property Sales & Lettings

The Knowle | Hoddesdon | EN11 8LD | £510,000



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# The Knowle | Hoddesdon | EN11 8LD

Located in the desirable road of The Knowle, Hoddesdon, is this charming townhouse offering a perfect blend of comfort and modern living. The property boasts a contemporary design that caters to the needs of today's families.

Upon entering, you are greeted by a spacious hallway, with a w.c, storage cupboard, access to the garage and the utility room. Bedroom four, with an en suite, is located on the ground floor; also used as another reception room or guest room. This versatile area can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a formal dining space. The heart of the home is undoubtedly the open-plan kitchen/breakfast room and living area, ideal for social gatherings.

The house features four generously sized bedrooms, ensuring that there is plenty of room for family members or guests. Additionally, the property includes a modern bathroom. For those with vehicles, the property provides parking for two vehicles, a valuable asset in this sought-after location. The surrounding area of Hoddesdon is known for its vibrant community, excellent schools, and a variety of local amenities. The service charge for the year was £590.13.

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## NEAREST STATIONS\*:

Broxbourne Station 0.7 miles

Rye House Station 1.3 miles

St. Margarets (Herts) Station 2.3 miles

\*distance measured from centre of postcode

- Townhouse
- Four Bedrooms
- En-Suite To Bedroom Four
- Accommodation Over Three Floors
- Off-Road Parking
- Close To Town Centre
- Close To Barclay Park
- Two Reception Rooms
- Downstairs W/C



Porch

Second Floor Landing

Entrance Door

Bedroom One

Hall

12'7 x 9'9

22'7 x 6'10

Bedroom Two

Bedroom Four/Playroom

12'2" x 8'9"

13'1 x 9'1

Bedroom Three

En-Suite

8'10" x 6'6"

7'7 x 2'5

Bathroom

Utility Room

8'8" x 6'7"

6'6 x 6'1

External

First Floor Landing

Front Driveway

Living Room

Garage

15'7 x 11'1

17'11 x 8'5

Kitchen/Breakfast Room

Rear Garden

16'4 x 15'7 max

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



## The Knowle, Hoddesdon



This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide and will not be included in the contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without Shepherds Estate Agents Ltd prior consent.



FINE & COUNTRY

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## CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351

Lettings: 01992 640824

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## HODDESDON

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Sales: 01992 440044

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