



Shepherds
Property Sales & Lettings

Rawdon Drive | Hoddesdon | EN11 8DQ | Offers Over £240,000





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Welcome to this charming two-bedroom top floor flat located on Rawdon Drive in a desirable area close to Hoddesdon town centre. This property offers a perfect blend of comfort and modern living, making it an ideal choice for individuals or small families seeking a welcoming home.

As you enter the flat, you will be greeted by a good size entrance hall, spacious living room, superb modern refitted kitchen that is both stylish and functional and equipped with modern appliances and ample storage, making it a delightful space for cooking and entertaining. The design allows for a seamless flow into the living area, creating a warm and inviting atmosphere.

The flat boasts two bedrooms, the main bedroom is filled with natural light, enhancing the overall sense of comfort. The excellent superbly finished, tiled bathroom and shower room is designed with contemporary fixtures, ensuring a refreshing experience at any time of day.

One of the standout features of this property is the gated residents' garden, offering a tranquil outdoor space for residents to enjoy. Additionally, the flat includes a secure underground parking space, providing convenience and peace of mind for residents with vehicles.

Broxbourne overground rail station is within distance offering frequent speedy services into London Liverpool Street, Stratford international, Cambridge or Stanstead Airport.

* annual service charge £1920 per year * ground rent £250 per year * 119 years unexpired lease
* mains electricity * mains drainage

- Walking Distance To Broxbourne Station
- Long Lease
- Excellent Bath/Shower Room
- Stylish Decor
- Two Bedrooms
- Town Center Location
- Entryphone System
- Superb Kitchen
- Gated Residents Gardens
- Good Size Living Room



Communal Entrance

Private Entrance

Entrance Hall

Lounge/Diner

15'6 x 13'2

Kitchen

10'3 x 7'

Bedroom One

9'8 x 15'6

Bedroom Two

7'11 x 7'1

Bathroom

6'9 x 6'5

External

Allocated Parking Space

Communal Gardens



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 : Leasehold
Council: Broxbourne
Tax Band: C



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Woodgrange Court, Hoddesdon

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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

