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Property Sales & Lettings



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Barnfield Close | Hoddesdon | EN11 9EP | £485,000







A photograph of a bright, modern living room. Two large, beige, textured armchairs with wooden bases are positioned on either side of a large, white-framed window. The window looks out onto a green lawn and a brick wall. A green pleated curtain is partially drawn to the right. On the left wall, there is a framed picture of South Africa and a small, modern light fixture. A white radiator is visible on the right wall. The floor is covered in a light-colored carpet.

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# Barnfield Close | Hoddesdon | EN11 9EP

Shepherds are delighted to present this, spacious, extended 3 bedroom home located in Barnfield Close, Hoddesdon. The ground floor is entered by an entrance porch, with a w/c, into the large living room. To the rear of the property there is the dining room, garden room and extended kitchen, with access into the garage.

On the first floor, you will find three bedrooms and the family bathroom, with bedroom one benefitting from fitted wardrobes. Outside, the property enjoys a rear garden and workshop/store shed. There is also the added bonus of the garage. The front driveway is paved and has security bollards in place.

Popular schooling and an array of amenities are located nearby, as well as plenty of transport links. With its combination of comfort, space, and practicality, this semi-detached house on Barnfield Close is a wonderful choice for those seeking a welcoming environment in a sought-after area.

Services connected: Mains Gas, Water, Drainage and Electricity. To be sold chain free.

- 3 Bed Semi-Detached Home
  - Porch & W/C
  - Close To Amenities
- Spacious & Extended
  - Driveway With Security Bollards
  - Walking Distance Of Transport Links
- Large Living Room & Kitchen
  - Garage & Workshop
  - Chain Free



Porch	Bedroom Two
W/C	11'9 x 10'5
4'11 x 3'9	Bedroom Three
Living Room	7' x 7'9 max
18' x 14'10 max	Bathroom
Dining Room	4'6 x 8'2
8'6 x 7'9	External
Garden Room	Garage
8'2 x 8'11	10'7 x 7'6
Kitchen	Workshop
15'6 x 9' max	16' x 8'
Landing	Front Driveway
Bedroom One	Rear Garden
9'10 x 12'9 max	





**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.



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

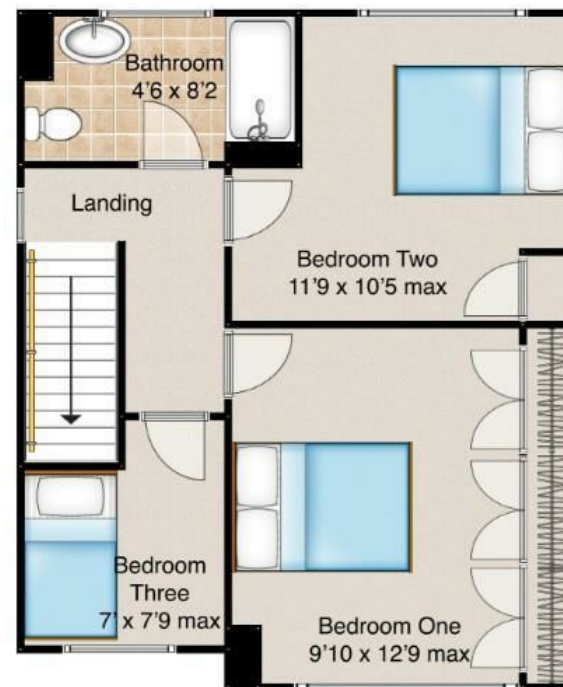






## Barnfield Close, Hoddesdon

This floor plan is for guidance only and may not be accurate. Shepherds have added furniture 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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## HODDESDON

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