



pc.

Thurgood Road, Hoddesdon, EN11 9EG
£450,000 Freehold



pc.
PETER CUFFARO
ESTATE AGENTS



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Thurgood Road

Hoddesdon

3-bed mid-terrace house Lounge diner, kitchen, conservatory, utility & WC on ground floor. Family bathroom. Private driveway and garage. near schools & Rye House Train Station . Access to major roads

Council Tax band: D

Tenure: Freehold

- Three Bedroom Terrace Family Home
- Spacious Lounge Diner
- Kitchen Breakfast Room To the Rear Leading on To Conservatory
- Utility Area And Downstairs WC
- First Floor Offers Two Double Bedrooms and a further Single Bedroom
- Family Bathroom
- Driveway and Garage
- Walking Distance to Schooling For All Ages
- Walking Distance To Rye House Train Station With Direct Links Into London Liverpool Street
- Easy Access To Major Roads Such As A10, M25, A414 and M11



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Entrance hall
3' 0" x 7' 7" (0.91m x 2.30m)

Hallway
12' 9" x 5' 7" (3.88m x 1.70m)

Lounge / diner
23' 10" x 10' 4" (7.26m x 3.16m)

Kitchen Breakfast Room
9' 0" x 17' 2" (2.74m x 5.22m)

Utility Room
8' 4" x 6' 0" (2.54m x 1.82m)

WC
4' 4" x 2' 5" (1.33m x 0.73m)

Conservatory
8' 2" x 13' 0" (2.50m x 3.97m)

Landing
8' 4" x 6' 0" (2.54m x 1.83m)

Bedroom One
12' 11" x 10' 8" (3.93m x 3.24m)

Bedroom Two
10' 5" x 11' 10" (3.17m x 3.61m)

Bedroom Three
8' 4" x 7' 0" (2.53m x 2.14m)

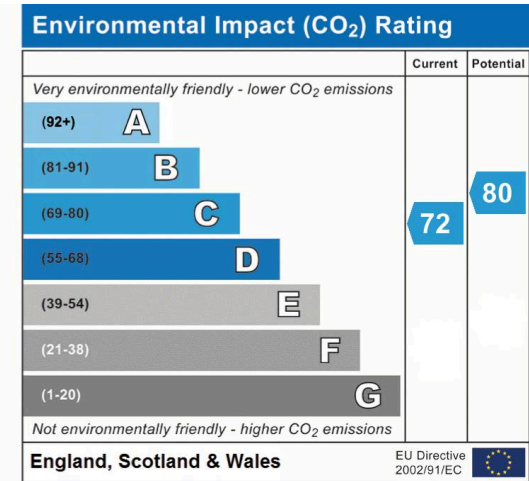
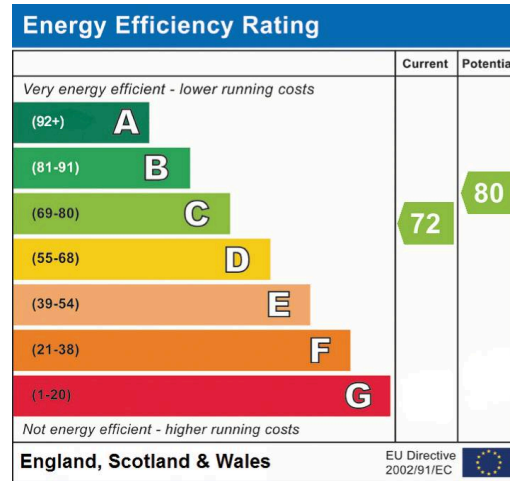
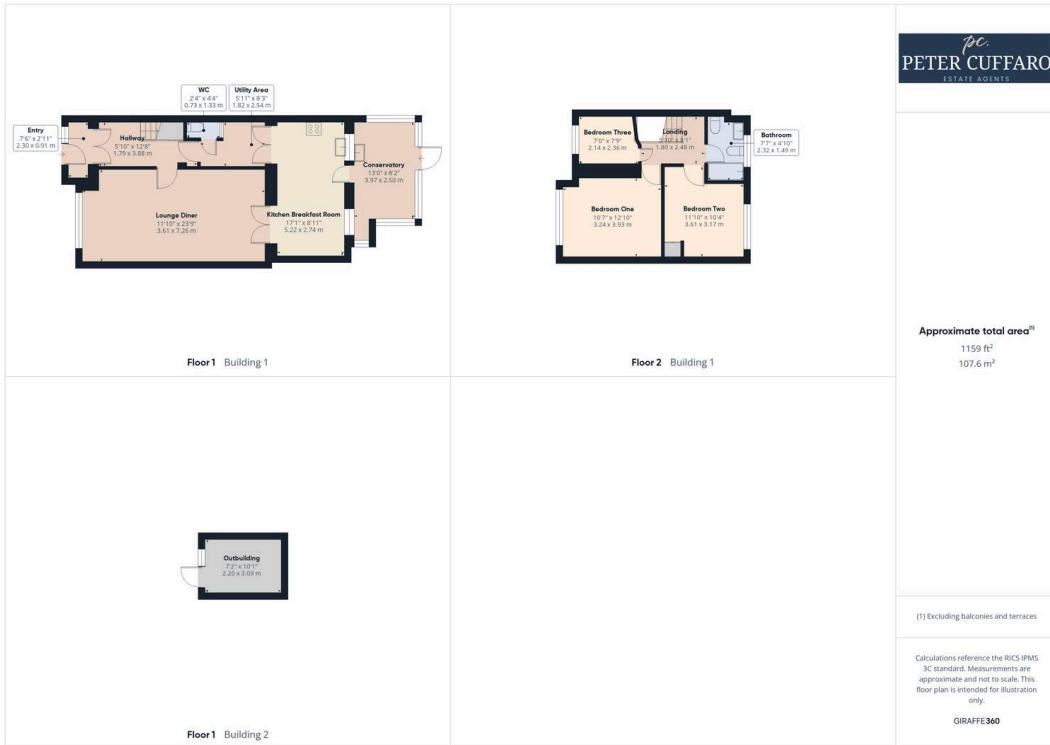
Bathroom
4' 11" x 7' 4" (1.49m x 2.23m)

Outbuilding
10' 2" x 7' 3" (3.09m x 2.20m)





MONEY LAUNDERING REGULATIONS: Purchasers need to produce identification documentation at a later stage, and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We endeavour to make our sales particulars accurate/reliable; they are only a guide to the property. Measurements indicated are supplied for guidance only and must be considered incorrect. Please note we have not tested the services or equipment/appliances in this property, we strongly advise prospective buyers to commission their own survey and service reports before finalising an offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE OR REPRESENT FACT OR FORM PART OF ANY OFFER/CONTRACT. THE MATTERS REFERRED TO IN THE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS/TENANTS. NEITHER PETER CUFFARO ESTATE AGENTS OR ANY OF ITS EMPLOYEES/AGENTS HAVE AUTHORITY TO MAKE/GIVE ANY REPRESENTATION OR WARRANTY IN RELATION TO THIS PROPERTY.



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