

30, Champions Way, Hoddesdon
EN11 9NF

Price Guide £449,995

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30 Champions Way, Hoddesdon, EN11 9NF

A beautifully presented and significantly improved throughout, this impressive three bedroom family home is situated on a popular residential development in the heart of Hoddesdon, within easy reach of excellent local schooling, amenities and transport links. The property offers stylish and contemporary open-plan living, with a spacious lounge flowing seamlessly into the dining area, creating an ideal space for both everyday family life and entertaining. The dining area opens through to a superb fitted kitchen/breakfast room, featuring a range of modern units, ample work surfaces and direct access to the rear garden. The first floor comprises of three well proportioned bedrooms, all beautifully presented, both the first and second bedroom both have fully fitted wardrobes. A recently re-fitted contemporary family bathroom finished to a high standard. Further benefits include a convenient ground floor cloakroom, a low maintenance rear garden designed for ease of upkeep and outdoor entertaining, and a garage situated en-bloc, providing useful storage or secure parking.

Hoddesdon is a thriving Hertfordshire market town that blends historic character with modern convenience. Situated approximately 20 miles north of London, it offers an excellent selection of independent shops, cafés, restaurants, supermarkets and leisure facilities, creating a vibrant and welcoming community. The town's rich heritage is reflected in its attractive streetscape and historic landmarks, while nearby Lee Valley Regional Park provides miles of open countryside, riverside walks and outdoor pursuits. Excellent transport links, including nearby Rye House and Broxbourne railway stations, offer regular services into London Liverpool Street, making Hoddesdon an ideal location for commuters. Combining a convenient location, excellent amenities and a strong sense of community, Hoddesdon is a popular choice for families, professionals and downsizers alike.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



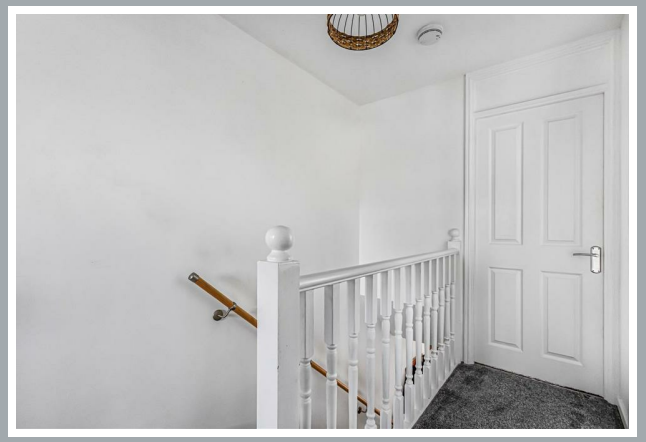




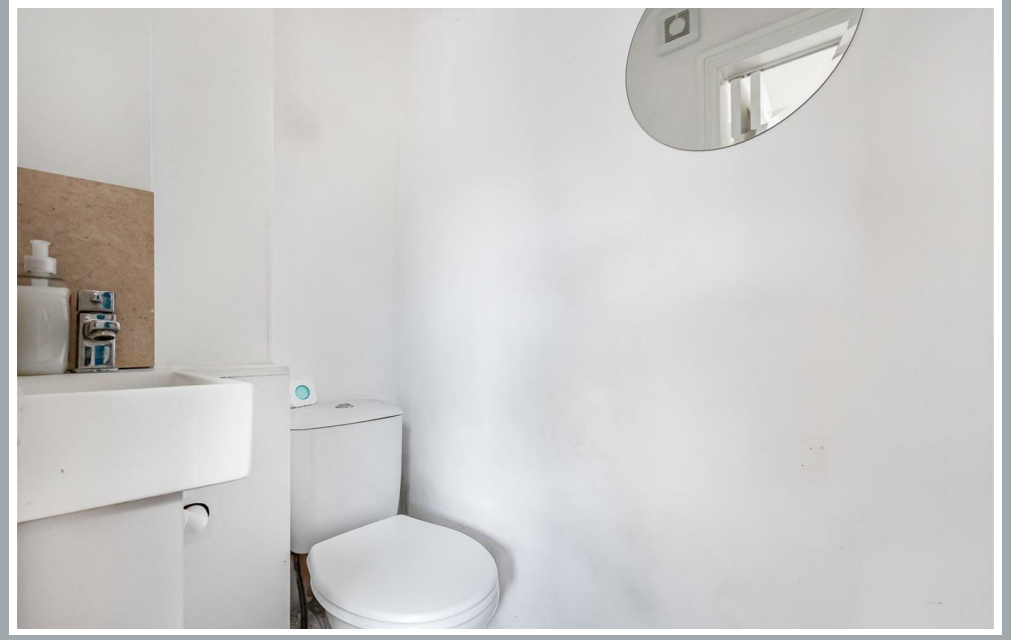


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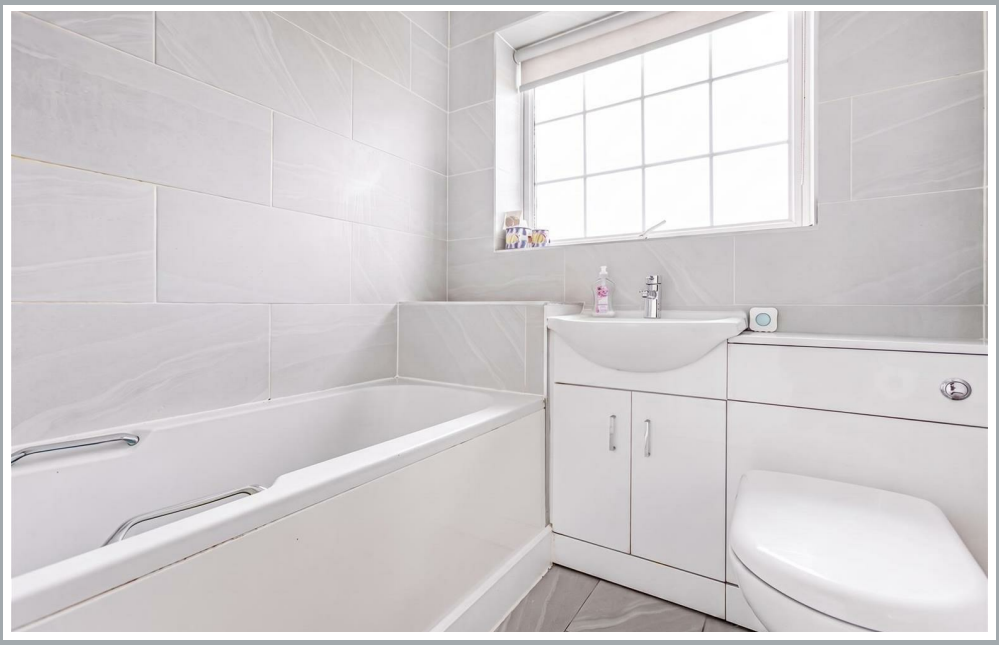




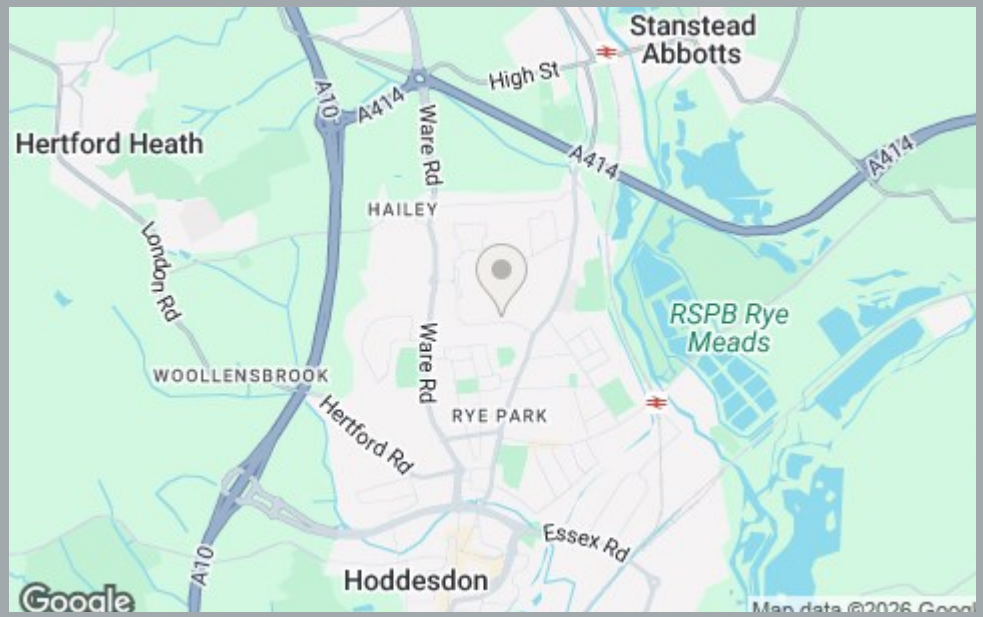


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Ground Floor
477 sq.ft. (44.3 sq.m.) approx.

1st Floor
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 834 sq.ft. (77.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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