

Shepherds
Property Sales & Lettings

Gilliflower House I Hoddesdon I EN11 8DT I £337,000


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Yewlands. A charming and well proportioned two-bedroom split-level maisonette positioned in a small highly regarded development within the prime location of Yewlands South Hoddesdon. This delightful property offers a comfortable living space of over two levels, making it an ideal choice for couples, small families, or those seeking to downsize to a convenient lifestyle.

As you enter the maisonette via its own front door, you will find and entrance porch to a dual aspect living room that provides well proportioned accommodation, leading to modern Kitchen with large store. A stair flight from the living room leads to first floor landing with two bedrooms that are thoughtfully designed to maximise space and light, ensuring a restful retreat at the end of the day. The property also features a well-appointed and attractive fully tiled modern bathroom and shower catering to all your daily needs.

One of the standout features of this property is the allocated parking space, providing you with the convenience of off-street parking. Additionally, residents can enjoy the well-maintained communal gardens, offering a pleasant outdoor space to unwind and socialise with neighbours.

Gilliflower House is ideally situated within walking distance of Broxbourne Main Line Station thus making it an excellent choice for commuters. Hoddesdon town center is close by and boasts a variety of local amenities, including shops, schools, restaurants and beautiful Barclay Park, ensuring that all living and leisure needs are met within easy reach.

Furthermore, this maisonette comes with an unexpired lease of 995 years with no ground rent and share of freehold - Service/ maintenance charges are £1200 per annum.

Mains Electricity Mains Gas Mains Water are connected.

Agents Note: Photographs shown were taken prior to the existing tenant moving in and are for reference purposes only- intending purchasers should satisfy via an internal viewing.

- Split Level Maisonette
- Two bedrooms
- Communal Gardens
- Chain Free
- Prime Yewlands South Hoddesdon Location
- Large Living Area
- Allocated Parking
- Walking Distance to Broxbourne Station
- Fully Tiled Modern bathroom
- Share of Freehold





Porch

Living Area
17'11" x 10'10"

Kitchen
10'9" x 6'6"

Larder/ Store

Landing

Bedroom One
11'6" x 10'11"

Bedroom Two
11'6" x 6'9"

Family Bathroom

Neat Communal External Gardens

Allocated Parking Space











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.

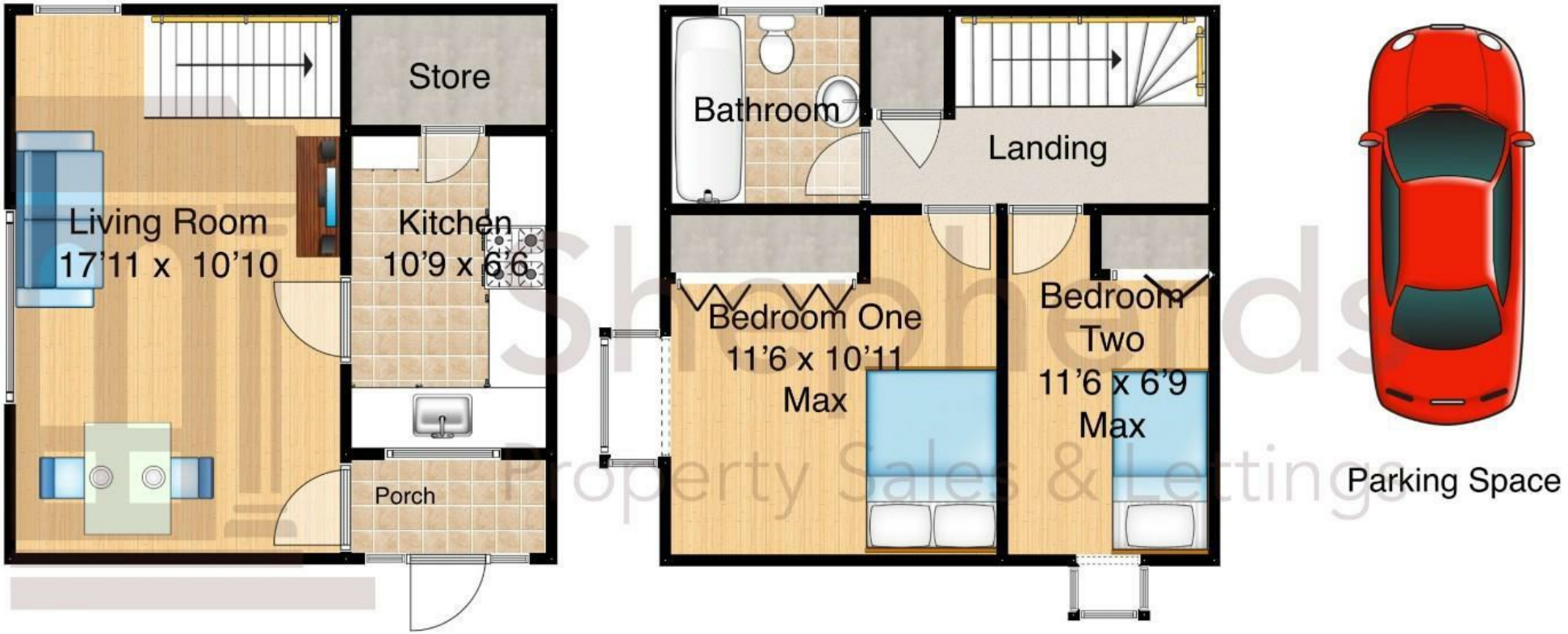
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Tenure :	**Share of Freehold**
Council:	**Broxbourne Borough**
Tax Band:	**C**


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Gilliflower House, Yewlands, Hoddesdon, EN11



This floorplan is for guidance only and may not be accurate. Shepherds have added the floor coverings and furniture as a visual guide only and items shown will not be included. This floorplan is covered by the Copy Right Act and must not be reused or edited without permission from Shepherds Estate Agents LTD



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