

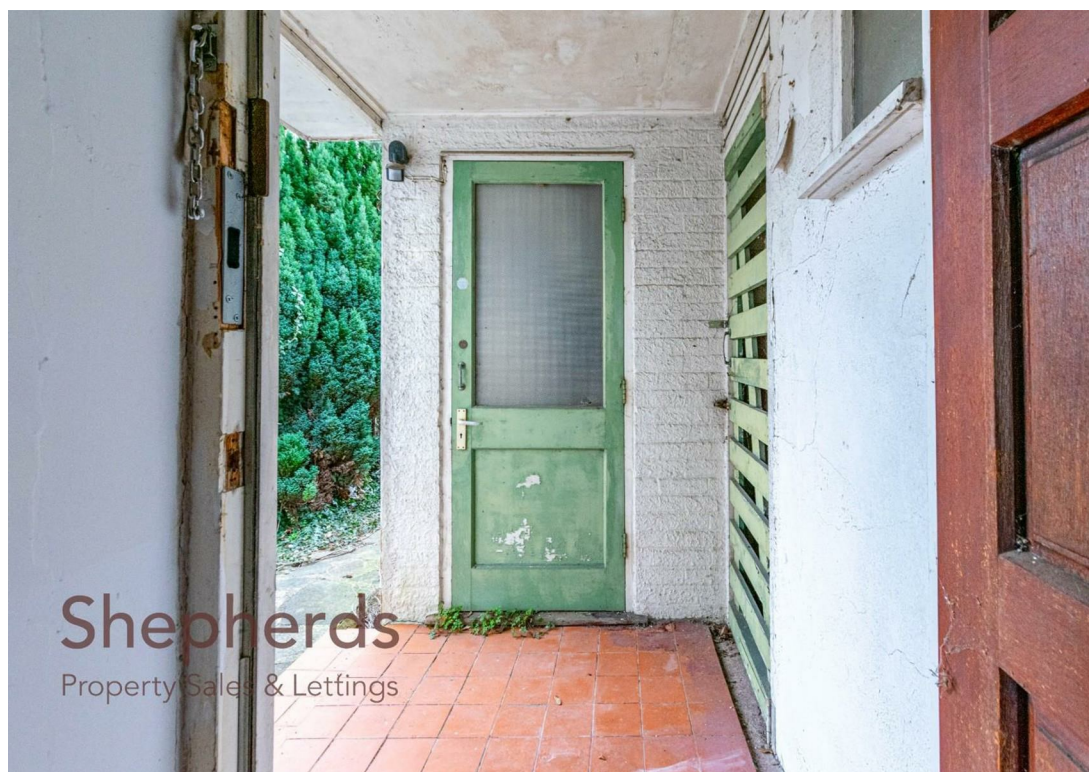


**Shepherds**  
Property Sales & Lettings

Beechfield | Hoddesdon | EN11 9QN | £379,995



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# Beechfield | Hoddesdon | EN11 9QN

Located in a pleasant turning within the popular 100 Acre Estate Hoddesdon, this three bedroom house presents an excellent opportunity for those seeking a property with significant project potential. The home is situated in a popular development, conveniently located to the north of Hoddesdon Town Centre and close to Cranbourne School and local shops, thus making it an ideal choice for first time buyers, families and professionals alike.

Upon entering, you will find a well proportioned layout that offers ample room for personalisation and modernisation. The three well-proportioned bedrooms provide comfortable living spaces, The property also boasts a garage with its own driveway, ensuring convenient parking for up to two vehicles, a valuable asset in today's busy world.

With its excellent project potential, this house invites you to unleash your creativity and transform it into your dream home. Whether you envision a contemporary living space or a more traditional aesthetic, the possibilities are endless.

In summary, this three-bedroom house in Beechfield, Hoddesdon, is a rare find and a stripped back project that combines a prime location and the chance to create a personalised living environment .

\* Mains Electric \* Mains Water \* Main Drainage

- Great Potential
- 3 Bedrooms
- Garage
- 100 Acre Development
- Train Stations Nearby
- In Need Of Refurbishment
- Driveway
- Chain Free
- Close To Amenities & Schools



Entrance Hall

6'5 x 5'9

Cloakroom/ WC

5'2 x 5'3

Lounge/ Dining Room

23'9 x 12'2 narrowing to 9'2

Kitchen

9'9 x 8'8

Landing

Bedroom One

11'11 x 11'1

Bedroom Two

10'8 x 10'2

Bedroom Three

8'8 x 6'9

Bathroom

7'6 x 5'1

Garage To Front With Own Drive

16'11 8'1

Rear Garden





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



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## Beechfield, Hoddlesdon

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