

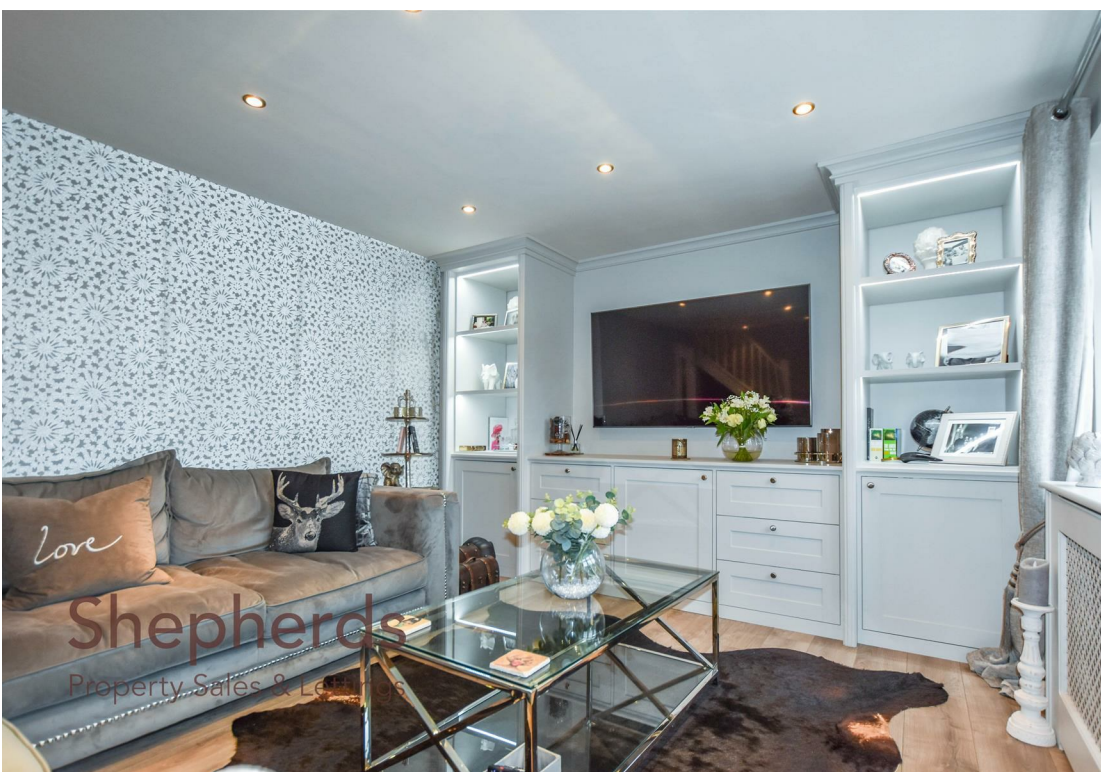


Shepherds
Property Sales & Lettings



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Benford Road | Hoddesdon | EN11 8LW | £785,000





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An immaculate detached home on Benford Road, offering a perfect blend of space and comfort. With a generous 1,617 square feet of living space, this property is ideal for families seeking a welcoming home. The property boasts three spacious reception rooms, providing ample space for relaxation and entertaining guests.

To the front of the ground floor, there is a modern living room with a built-in TV unit and a play room that could also be used as a bedroom. To the rear of the property, you enter the main space; the kitchen and open sitting/dining room. The sitting room has bi-folding doors to the south facing garden and air conditioning for the summer months. There is also a utility room and a w.c. On the first floor, there are four bedrooms, three of which are generously sized doubles and a family bathroom. The principle bedroom has the bonus of an en-suite shower. Bedroom four is currently being used as a dressing room.

Constructed in the 1960s, this home has been redeveloped to offer modern living to suit new lifestyles. Externally, the south-facing garden is a standout feature, allowing for plenty of sunlight throughout the day, making it an ideal spot for outdoor gatherings. The front driveway offers parking for multiple vehicles.

The property is close to sought-after primary and secondary schools, as well as the local shops, pubs and restaurants. Broxbourne Train Station is within walking distance and offers a fast line to London Liverpool Street. With its spacious layout, lovely garden, and convenient location, it presents an excellent opportunity. Don't miss the chance to make this charming property your new home. The property has mains drainage, electricity, gas and water. Brick With Steel Frame.

- Immaculate Detached Home
 - 4/5 Bedrooms
 - South Facing Garden
- Principle Bedroom Suite
 - Air Conditioning To South Facing Rooms
 - Large Front Driveway
- Open Plan With Bi-Folds
 - Utility Room
 - Highly Sought-After Location



Porch	En-Suite Shower
Living Room	8'9 x 5'3
20'9 x 11'2	Bedroom Two
Kitchen/Breakfast Room	14'8 x 11'
20'10 x 9'11	Bedroom Three
Sitting/Dining Room	14'8 x 10'7
29'10 x 9'10	Bedroom Four
Play Room/Bedroom Five	8' x 8'
13'1 x 8'3	Bathroom
Utility Room	8' x 5'3
W.C	External
First Floor Landing	South Facing Garden
Principle Bedroom	Hot Tub
16'6 x 8'9	Front Driveway



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Tenure : Freehold
Council: Broxbourne Borough
Tax Band: F

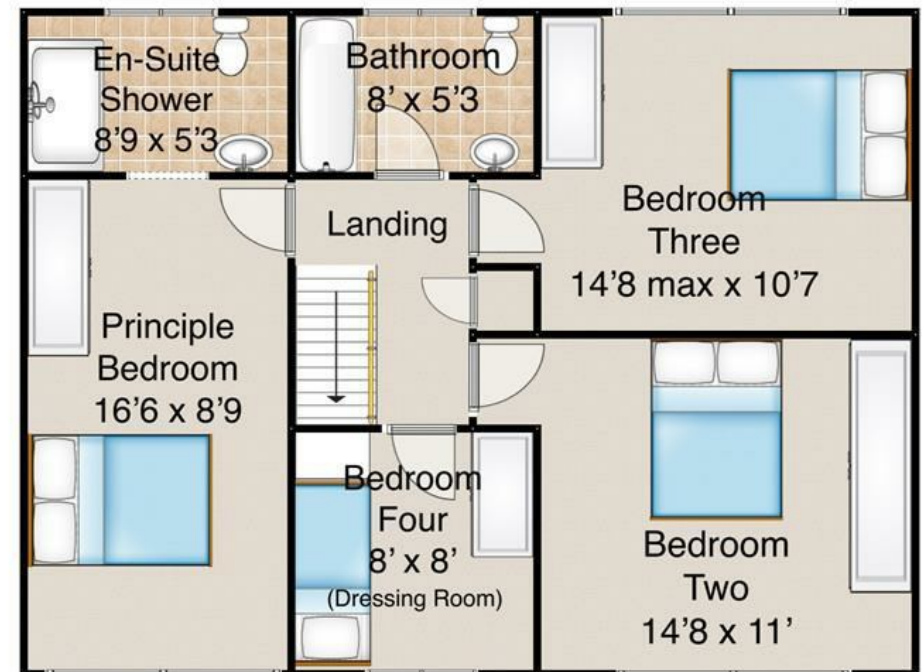
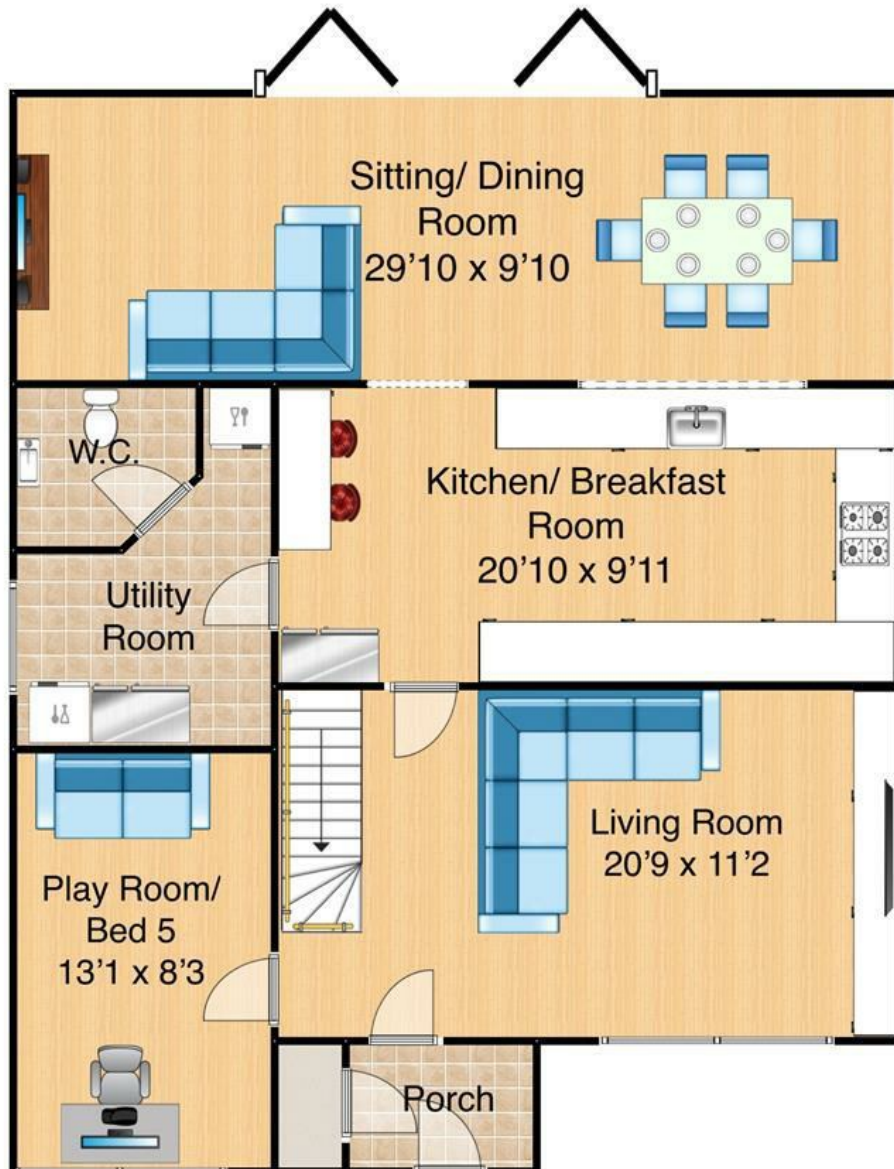


Benford Road, Hoddesdon

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Hot Tub



Total Approx Sq Ft 1617



Shepherd's
Property Sales & Lettings

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FINE & COUNTRY

