



Shepherds
Property Sales & Lettings

Newton Close | Hoddesdon | EN11 9PW | £435,000





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Located on Newton Close Hoddesdon is this delightful mid-terrace house offering a perfect blend of comfort and convenience. The property features a spacious kitchen, a living/dining room, integral garage and three well proportioned bedrooms, with a recently re fitted shower room. The layout is practical and functional, catering to modern living needs.

The highlight of the groundfloor is the living/dining room to the rear, with sliding doors onto the garden. On the first floor, there are three double bedrooms with a redesigned shower room that is both stylish and functional and a separate W/C.

Externally, the property has a front driveway for parking and a private rear garden. The local park is at the end of the road, with amenities also within walking distance. Both primary and secondary schools are close, with Cranbourne Primary School just round the corner.

Train Stations by car:
St Margarets Station (1 mile) and Rye House Station (1.1 mile)

Services Connected:
Main Gas, Main Electricity, Mains Water and Mains Drainage.
Please note: the owner of this property is related to a member of staff at Shepherds Estate Agents Ltd.

- Delightful 3 Bed Home
 - 3 Double Bedrooms
 - Driveway
- Living/Dining Room
 - Separate W/C
 - Schools & Ameneties Close By
- Immaculate Condition
 - Redesigned Shower Room
 - Close To Train Stations



Porch	Bedroom Two
5'5 x 3'4	10'7 x 9'3
Hallway	Bedroom Three
11'10 x 2'11	9'2 x 8'11
Kitchen	Shower Room
11'11 x 8'2 max	7'8 x 6'1
C/D	W/C
Living/Dining Room	C/D
20'2 x 11'6	External
Garage	Front Driveway
15'5 x 8'3	Rear Garden
First Floor Landing	Agent Note
Bedroom One	
12'4 x 9'2 max	



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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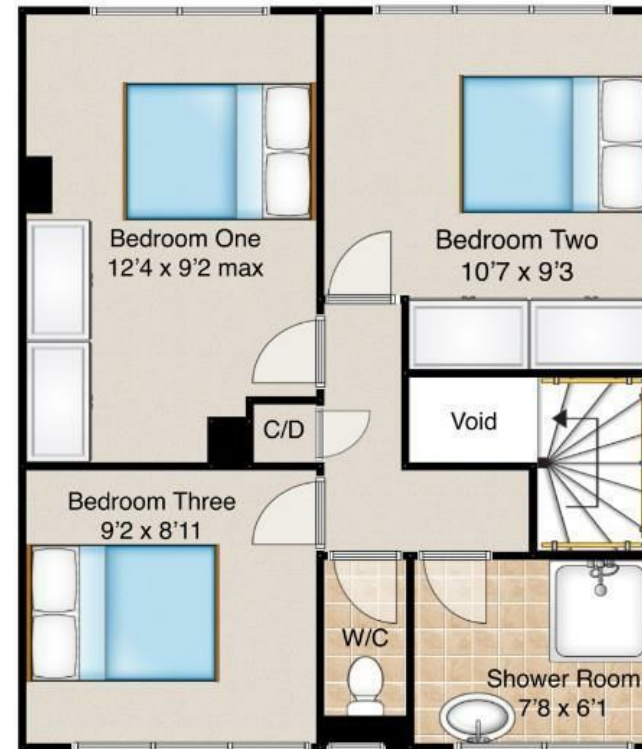


Tenure : Freehold
Council: Broxbourne Borough
Tax Band: D



Newton Close, Hoddesdon

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FINE & COUNTRY

