

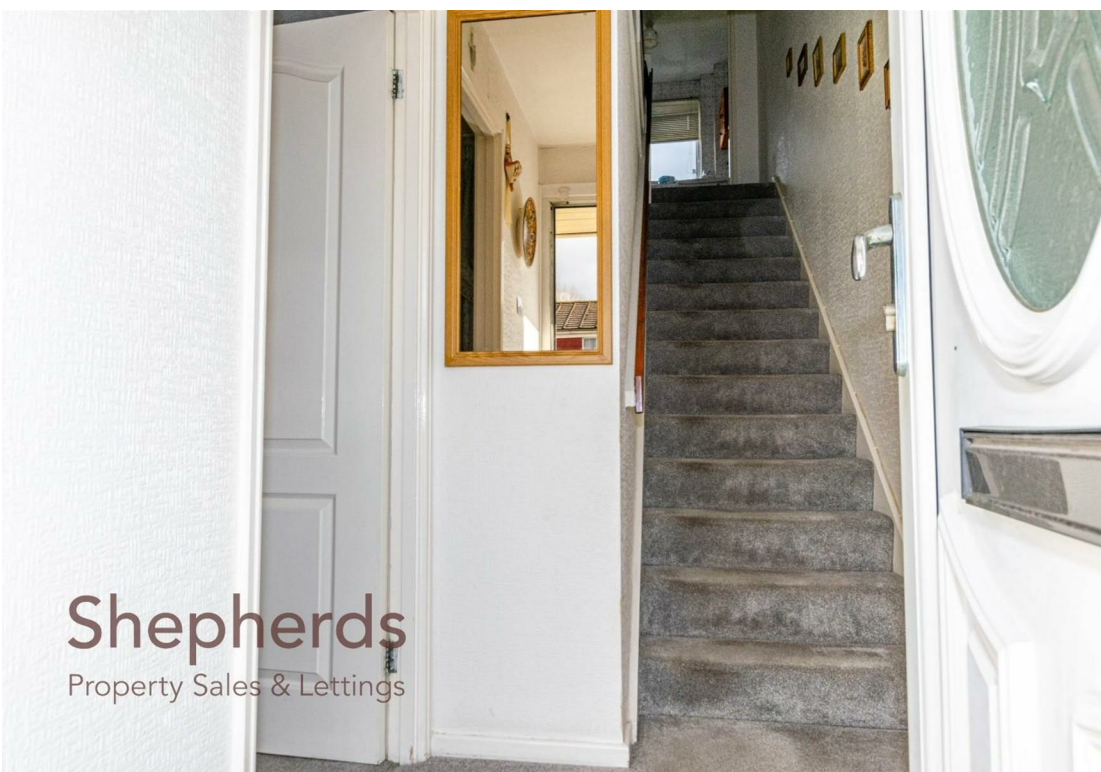


Shepherds
Property Sales & Lettings



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Bevil Court | Hoddesdon | EN11 9LX | £391,995



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Nestled in the tranquil Bevil Court of Hoddesdon, we are delighted to present this charming end-terrace family home, built in 1977. This property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, ensuring that you can enjoy both comfort and functionality.

The house is enhanced by double glazed windows, which not only improve energy efficiency but also contribute to a peaceful living environment. The gas central heating system, distributed via radiators, ensures warmth and comfort throughout the colder months.

One of the standout features of this property is its location, overlooking a small green, which offers a pleasant view and a sense of community. Additionally, the property includes a garage en bloc, providing convenient parking for one vehicle and extra storage space.

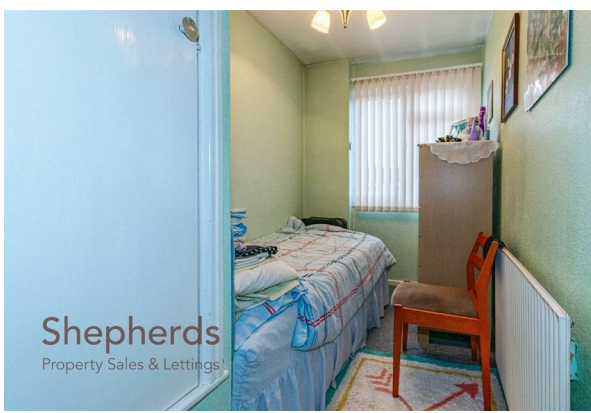
This home is situated in a quiet area, making it perfect for those who appreciate a serene lifestyle while still being close to local amenities. An internal viewing is highly recommended to fully appreciate the potential and charm this property has to offer. Don't miss the opportunity to make this delightful house your new home.

The Property will be sold chain free by the present owners.

The property has mains gas, water, electric and drainage. The property has not flooded in the last 5 years.



- End of Terrace House
- 2 Reception Rooms
- Kitchen
- Storage Shed
- Chain Free Sale
- 3 Bedrooms
- Gas Central Heating to Rads
- Bathroom
- Garage with Power



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.

3 1 2 E

Tenure : Freehold
Council: Broxbourne Borough Council
Tax Band: D



Entrance Door

Hallway

Living Room

14'7 x 11'9

Dining Room

11'4 x 8'9

Kitchen

11'4 x 6'2

Landing

Bedroom One

15'6 x 9'1

Family Bathroom

7'1 x 5'11

Bedroom Two

11' x 9'1

Bedroom Three

9'7 x 5'11

Exterior

Front Garden

Rear Garden 43 Ft

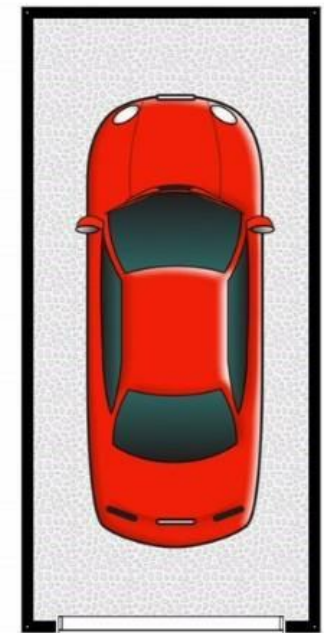
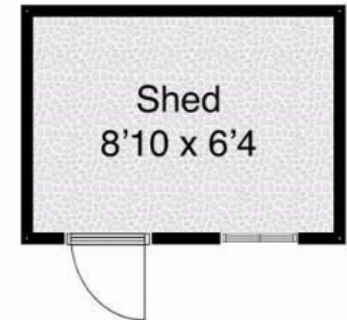
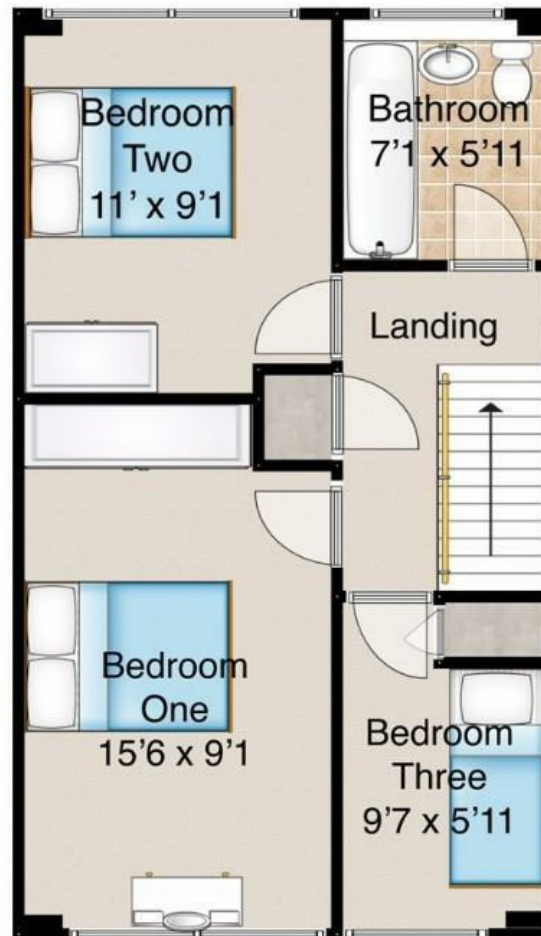
Storage Shed with power

8'10 x 6'4

Garage with Power

17'9 x 8'1

Bevil Court, Hoddesdon



This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be rused or edited without the consent of Shepherds Estate Agents Ltd.



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