



Shepherds
Property Sales & Lettings

Middlefield Road | Hoddesdon | EN11 9DZ | £440,000



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Nestled on Middlefield Road in the charming town of Hoddesdon, this delightful semi-detached house, built circa 1935, offers a perfect blend of character and modern living. Spanning an impressive 1,045 square feet (inc garage), the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The layout is both practical and welcoming, ensuring that every corner of the home is utilised effectively. The property boasts a well-appointed shower room, catering to the needs of the household.

One of the standout features of this home is its south-facing garden, which promises plenty of sunlight throughout the day, creating a serene outdoor space for gardening, play, or simply unwinding after a long day. Additionally, the large garage with rear access offers convenient storage solutions, while the provision for off-street parking for up to three vehicles is a significant advantage in this area.

This property is being sold chain-free, allowing for a smooth and straightforward purchase process. Its prime location means you are within walking distance of local shops, the vibrant Hoddesdon town centre, and the Hoddesdon railway station at Rye House, making commuting and daily errands a breeze.

In summary, this 1930s semi-detached house on Middlefield Road presents an excellent opportunity for those looking to settle in a well-connected and friendly community. With its spacious interiors, outdoor charm, and convenient amenities nearby, it is a property not to be missed.

- Semi Detached House
 - 2 Reception Areas
 - Garage to Rear
- 1930's Built
 - Shower Room & Cloakroom
 - Chain Free Sale
- 3 Bedrooms
 - Gas Central Heating
 - Off Street Parking



Porch	Shower Room
Front Door	6'9 x 6'11
Hallway	Bedroom Two
Cloakroom	13'1 x 10'9 max
Living Room	Bedroom Three
12'5 x 11'5	7' x 5'11
Dining Room	Exterior
12'10 x 10'10	Double Width Driveway
Kitchen	South Facing Garden
9' x 7'6	58'
Landing	Garage
Bedroom One	18' x 12'4
13'1 x 10'10	



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 3

 1

 2

 D

Tenure : Freehold
Council: Broxbourne Borough
Tax Band: D



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Middlefield Road, Hoddesdon



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