



Shepherds

Property Sales & Lettings

Champions Green | Hoddesdon | EN11 9NE | £399,995





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# Champions Green | Hoddesdon | EN11 9NE

Located in Champions Green, Hoddesdon, is this modern mid-terrace house offers a perfect blend of comfort and convenience. Built in the 70s, the property boasts a warm and inviting atmosphere, ideal for families or those seeking a peaceful retreat.

Upon entering, you are greeted by two spacious reception rooms that are open plan, providing ample space for relaxation and entertaining guests. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy living room or a vibrant dining space. The natural light that floods through the windows enhances the ambiance throughout the home. The kitchen has been refitted with a breakfast bar. The first floor features three well-proportioned bedrooms and the family bathroom. Bedrooms one and two both have built-in wardrobes. For those with a vehicle, the property includes a garage on block, adding to the convenience of living in this desirable location. Champions Green is known for its friendly community and proximity to local amenities, making it an excellent choice for those who appreciate both tranquility and accessibility.

In summary, this mid-terrace house in Hoddesdon presents a wonderful opportunity for anyone looking to settle in a welcoming neighbourhood. With its generous living spaces, three bedrooms, and convenient parking, this property is sure to appeal to a variety of buyers. Do not miss the chance to make this charming house your new home. Services connected: Mains Gas, Water, Electricity and Drainage.

- Terraced House
  - Modern Kitchen
  - UPVC Double Glazing
- 3 Bedrooms
  - Dining Area
  - Garage
- Living Room
  - Open Plan
  - Close to Amenities



|                     |                 |
|---------------------|-----------------|
| Entrance Door       | Bedroom Three   |
| Hallway             | 9'4 x 6'2 max   |
| Living Room         | Family Bathroom |
| 14'10 x 11'10       | 6'8 x 5'10      |
| Kitchen/Dining Room | Exterior        |
| 15'2 x 11'10        | Front Garden    |
| First Floor Landing | Rear Garden     |
| Bedroom One         | Garage on Block |
| 12'8 x 9' max       |                 |
| Bedroom Two         |                 |
| 9'11 x 9            |                 |



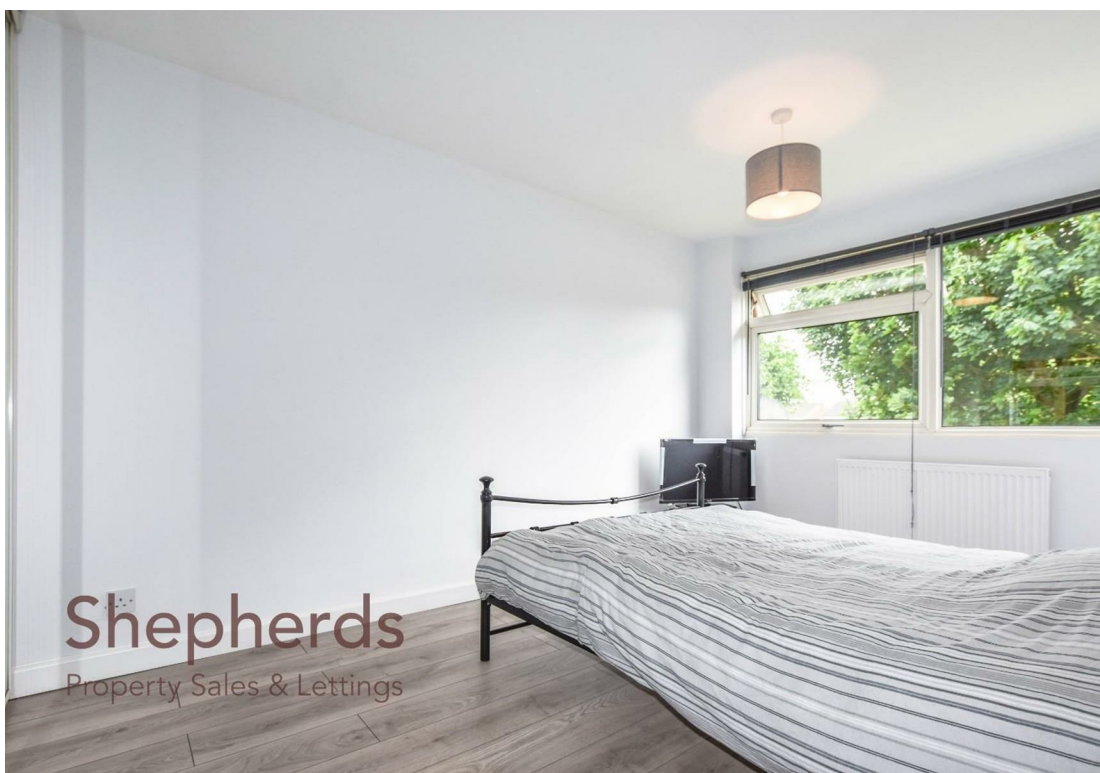
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**Tenure :** Freehold  
**Council:** Broxbourne Borough Council  
**Tax Band:** D



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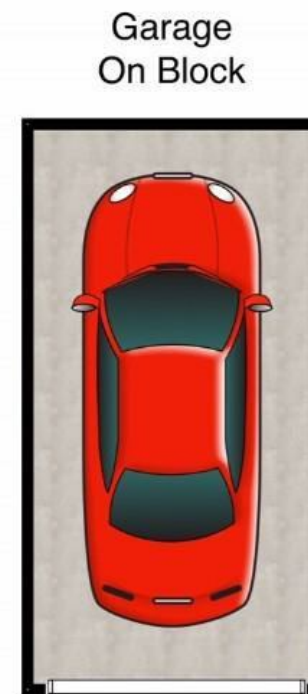
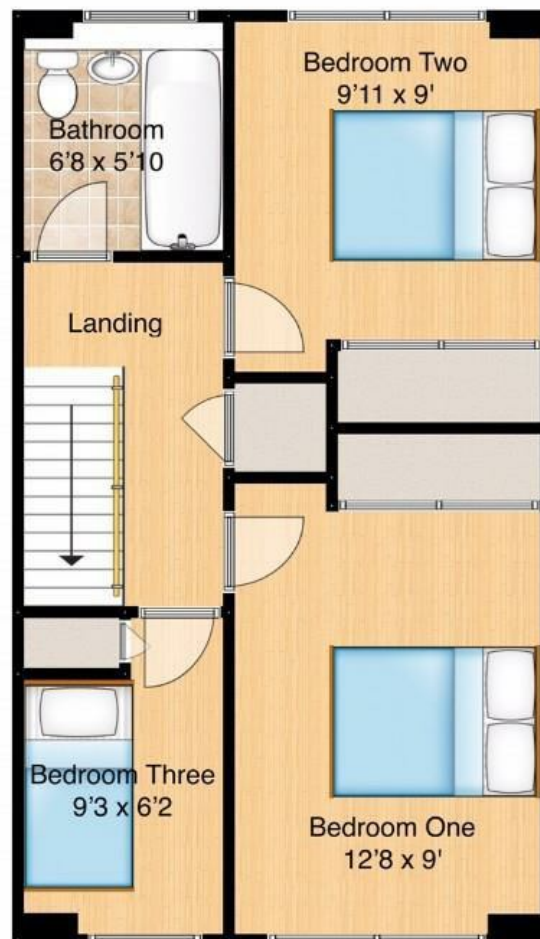
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# Champions Green, Hoddesdon

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. This floor plan is covered by the Copyright Act 1988 and can not be reused without the consent of Shepherds Estate Agents Ltd.





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## HODDESDON

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Lettings: 01992 449501

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**FINE & COUNTRY**

