Shepherds
Property Sales & Lettings

Dymokes Way I Hoddesdon I EN11 9ND I Offers Over £390,000

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Chain Free 3 bedroom semi-detached house with a detached garage and parking!

Upon entering, you are greeted into the open living room, that leads to the kitchen/diner, which has had new flooring throughout. The open-plan layout enhances the sense of space and the conservatory allows the natural light to flow throughout the home. The well-appointed kitchen seamlessly connects to the living areas, making it a perfect hub for socialising. On the first floor, there are two double bedrooms with built in wardrobes and a single room, along with the bathroom. New carpet has been layed in the hallway and bedrooms one and three.

Outside, the property benefits from a front and rear garden, with side access. Additionally, there is parking available for one vehicle, along with a detached garage that provides extra storage or potential for a workshop or home gym.

With its prime location in Hoddesdon, you will enjoy easy access to local amenities, schools, and transport links; making it an ideal choice for families and professionals alike. To be sold Chain Free!

Services Connected: Mains Gas, Water, Electricity and Drainage.

- Semi Detached House
- Modern Bathroom
- Walking Distance Of Local Schooling
- 3 Bedrooms
- Front & Rear Garden
- Close To Amenities
- Kitchen/Dining Room
- Detached Garage
- Chain Free

Entrance Door

Entrance Hall
5'8 x 4'8

Living Room
14'4 x 12'

Kitchen/Diner
15'5 x 11'

Landing

Bedroom One
11'11 x 8'11

Bathroom
6'11 x 6'3

Bedroom Two
10'1 x 8'10

Bedroom Three
8'11 x 6'2 max

Exterior

Front Garden

Rear Garden

Detached Garage
16'9 x 8'3

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 D

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

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