



Shepherds
Property Sales & Lettings

Meadway | Hoddesdon | EN11 8AP | Offers Over £399,995





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Located down Meadway, Hoddesdon, is this charming, extended 2 bedroom mid-terrace house offering a perfect blend of character and modern living.

The ground floor offers a cosy living room that leads through to the open plan kitchen/dining area. There is a large kitchen, with plenty of units and work surfaces. An island sits below the skylights that flood the room with natural light.

Upstairs, there are two well-proportioned bedrooms; making this home ideal for small families, couples, or individuals seeking extra space. There is also a loft room with two velux windows for additional space. This space has potential for further extensions into the loft, subject to planning permission. The property's age adds a unique charm, with features that reflect the architectural style of the era.

Externally, the property benefits from an extensive rear garden, a storage shed and a small front garden with shrubs. The surrounding area is known for its access onto the river, into town and commute to the station.

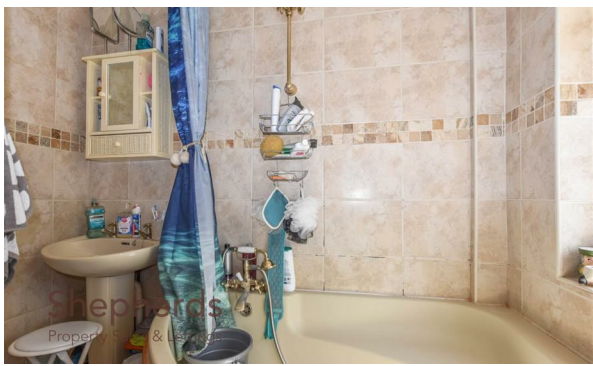
Hoddesdon itself is a vibrant town, offering a variety of local amenities, including shops, schools, and parks, all within easy reach. The property is within walking distance of Broxbourne Train Station and local amenities.

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

- Extended Home
 - Large Kitchen
 - Walking Distance Of High Street
- 2 Double Bedrooms
 - Loft Room
 - Close To Train Station
- Open Plan Kitchen/Diner
 - Extensive Rear Garden
 - Chain Free



Entrance Porch	Bathroom
Living Room 11'9 x 10'8	6'10 x 5'11
Dining Area 15'8 x 9'11	Loft Room
Kitchen 13'7 x 9'5	External
Landing	Rear Garden
Bedroom One 13'9 x 10'8	Front Garden
Bedroom Two 9'11 x 9'5	



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

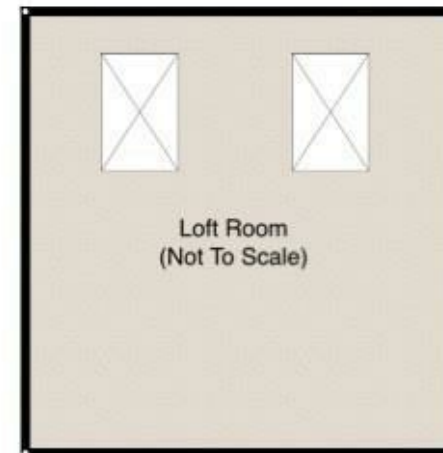


Meadway, Hoddlesdon

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Denotes Skylight





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