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Property Sales & Lettings



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Woollens Grove | Hoddesdon | EN11 9DT | £262,500

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# Woollens Grove | Hoddesdon | EN11 9DT

**Council: Broxbourne Borough Tax Band: C**

Located just on the outskirts of Hoddesdon Town is this attractive two bedroom, two bathroom, ground floor apartment.

The apartment is located on the ground floor and is entered by the communal entrance hall. A private front door opens in to the apartment's own hallway. The immaculate living room sits adjacent to the kitchen in an open-plan format. Bedroom one is a great double bedroom with the added benefit of an en-suite. The main bathroom services bedroom two and includes a full bathroom suite.

Externally there is an entry-phone system to access the building, an allocated parking space and a communal play-area for children. Woollens Grove offers a blend of tranquillity and accessibility. Residents can enjoy local amenities, parks, and excellent transport links, making it easy to explore the surrounding areas.

Nearest stations:  
Rye House (1.1 mi) : Broxbourne (1.4 mi) : St. Margarets (Herts) (1.7 mi) :  
Distances are straight line measurements from centre of postcode  
Leasehold Property:  
Length of Lease: 140 Years Remaining : Maintenance Charge 2024/25 is £1519.39 Per Annum : Ground Rent £250 per annum

- Ground Floor Apartment
- Two Double Bedrooms
- Two Bathrooms
- Open Plan Living
- Large Living Space
- Allocated Parking Space
- Close To Local Amenities
- Gas Central Heating
- Double Glazed Windows







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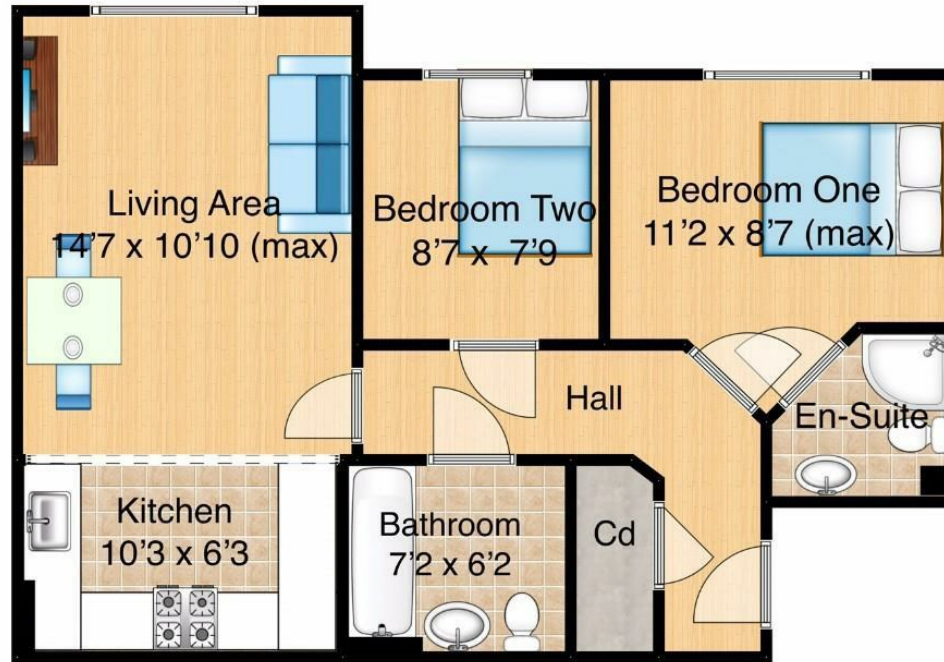


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## Woollens Grove, Hertford Road, Hoddesdon



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

### Rooms:

Communal  
Entrance Door

Communal  
Hallway

Private Entrance

Hall

Large Storage  
Cupboard

Living Room  
14'7 x 10'10  
(4.45m x 3.30m)

Kitchen Area  
10'3 x 6'3 (3.12m  
x 1.91m)

Bedroom One  
11'2 x 8'7 (3.40m  
x 2.62m )

En-Suite Shower

Bedroom Two  
8'7 x 7'9 (2.62m x  
2.36m)

Bathroom  
7'2 x 6'2 (2.18m x  
1.88m)

Exterior

Alocated Parking  
Space

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arla | propertymark

PROTECTED



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