



**Shepherds**

Property Sales & Lettings

Lord Street | Hoddesdon | EN11 8NA | £249,995





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# Lord Street | Hoddesdon | EN11 8NA

Nestled in the heart of Hoddesdon, this charming mid-terrace house on Lord Street offers a delightful blend of character and modern convenience. Dating back to the early 1900s, this freehold property spans an inviting 510 square feet, making it an ideal choice for first-time buyers or those seeking a cosy retreat.

Upon entering, you are welcomed into a spacious living room that exudes warmth and comfort, perfect for relaxing or entertaining guests. The well-appointed kitchen/breakfast room provides a practical space for culinary pursuits, allowing for casual dining and socialising. The property boasts a generously sized bedroom, ensuring ample space for rest and relaxation. The first-floor bathroom is conveniently located, adding to the overall functionality of the home.

One of the standout features of this property is the south-facing courtyard garden, which offers a private outdoor space to enjoy the sunshine and fresh air. The double glazing throughout the house enhances energy efficiency and provides a peaceful atmosphere, shielding you from the hustle and bustle of town life.

Situated just a short stroll from the town centre, residents will find themselves within easy reach of local amenities, shops, and parks, making this location both convenient and desirable. This property presents a wonderful opportunity to embrace a vibrant community while enjoying the comforts of a well-maintained home. Don't miss the chance to make this charming house your own.

- Freehold Property
- Terraced House
- Large Double Bedroom
- First Floor Bathroom
- Living Room
- Kitchen/ Breakfast Room
- Courtyard Garden
- Town Centre Location
- On Street Parking



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Entrance Door

Covered Bin Store

Living Room

12'9 x 12'

Kitchen/ Breakfast Room

12' x 11'7

Landing

Bedroom

15'8 x 12'

Bathroom

Exterior

South Facing Courtyard



**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.



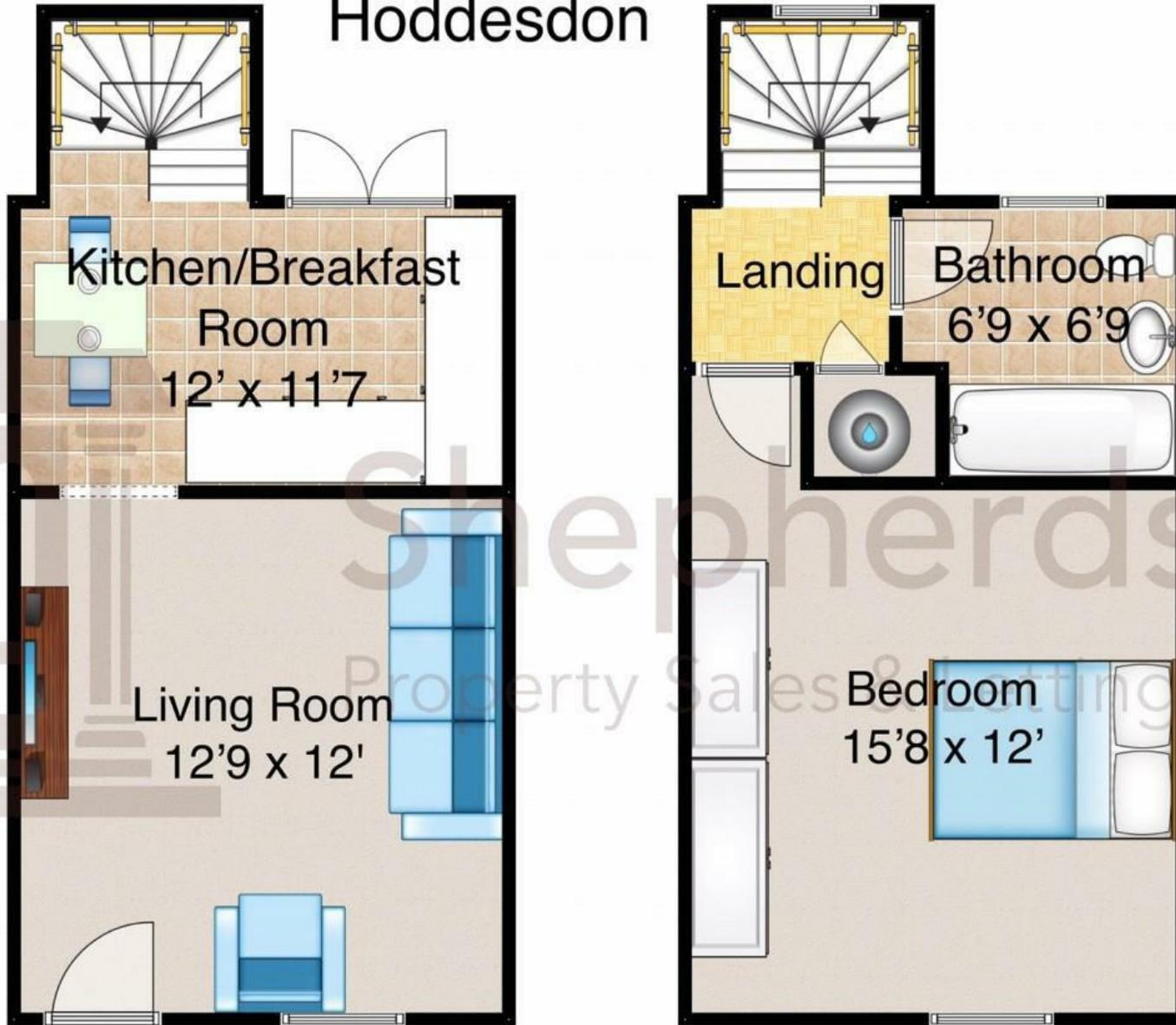
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**Tenure :** Freehold  
**Council:** Broxbourne Council  
**Tax Band:** C



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### **CHESHUNT**

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Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

### **HODDESODON**

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Sales: 01992 440044  
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