



Shepherds
Property Sales & Lettings

The Knowle | Hoddesdon | EN11 8LD | £495,000





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Located in the desirable road of The Knowle, Hoddesdon, is this charming townhouse offering a perfect blend of comfort and modern living. The property boasts a contemporary design that caters to the needs of today's families.

Upon entering, you are greeted by a spacious hallway, with a w.c, storage cupboard, access to the garage and the utility room. Bedroom four, with an en suite, is located on the ground floor; also used as another reception room or guest room. This versatile area can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a formal dining space. The heart of the home is undoubtedly the open-plan kitchen/breakfast room and living area, ideal for social gatherings.

The house features four generously sized bedrooms, ensuring that there is plenty of room for family members or guests. Additionally, the property includes a modern bathroom. For those with vehicles, the property provides parking for two vehicles, a valuable asset in this sought-after location. The surrounding area of Hoddesdon is known for its vibrant community, excellent schools, and a variety of local amenities. The service charge for the year was £590.13.

NEAREST STATIONS*:

Broxbourne Station 0.7 miles : Rye House Station 1.3 miles : St. Margarets (Herts) Station 2.3 miles

*distance measured from centre of postcode



- Townhouse
- En-Suite To Bedroom Four
- Off-Road Parking
- Close To Barclay Park
- Downstairs W/C
- Four Bedrooms
- Accommodation Over Three Floors
- Close To Town Centre
- Two Reception Rooms



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.



Tenure : Freehold
Council: Broxbourne Borough
Tax Band: E





Porch	Second Floor Landing
Entrance Door	Bedroom One
Hall	12'7 x 9'9
22'7 x 6'10	Bedroom Two
Bedroom Four/Playroom	12'2" x 8'9"
13'1 x 9'1	Bedroom Three
En-Suite	8'10" x 6'6"
7'7 x 2'5	Bathroom
Utility Room	8'8" x 6'7"
6'6 x 6'1	External
First Floor Landing	Front Driveway
Living Room	Garage
15'7 x 11'1	17'11 x 8'5
Kitchen/Breakfast Room	Rear Garden
16'4 x 15'7 max	

The Knowle, 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 the contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without Shepherds Estate Agents Ltd prior consent.



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