



Shepherds
Property Sales & Lettings

Rosehill Close | Hoddesdon | EN11 8NH | £699,995



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Located in the quiet Rosehill Close, Hoddesdon, is this delightful semi-detached home offering a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families or those seeking extra space. The two well-appointed reception rooms provide ample room for relaxation and entertaining, ensuring that you can enjoy both quiet evenings and lively gatherings with ease. The open plan kitchen/dining area is also a great space for socialising, with access to the garden and utility room. The utility room is perfect for decluttering the kitchen.

On the first floor, there is a spacious landing and the three well proportioned bedrooms. Bedrooms one and three have built-in wardrobes. The property boasts a family bathroom and an en-suite to bedroom one.

Step outside to discover a lovely south-facing garden, perfect for soaking up the sun and enjoying outdoor activities. The garden also has an outbuilding and provides direct access to the local park, making it an excellent spot for families with children or anyone who enjoys nature and outdoor pursuits. One of the standout features of this property is the generous front driveway, which is a rare find in this desirable location. To the front of the property there is also the detached garage.

This property is offered chain free. With its appealing features and prime location, this bungalow is a wonderful opportunity for those looking to settle in a friendly community. Don't miss the chance to make this lovely home your own.

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

- Great Potential
 - Well Proportioned Bedrooms
 - South Facing Garden
- Spacious Ground Floor
 - Large Front Driveway
 - Close To Local Park & Shops
- Multiple Reception Rooms
 - Detached Garage
 - Chain Free



Porch	Landing
Entrance Hall 11'10 x 8'10	Bedroom One 14'5 x 9'9
Study 12'7 x 8'	En-Suite 8'10 x 6'6
Bedroom Four / Reception Room 12'11 x 11'11	Bedroom Two 10'9 x 9'8
Living Room 15'9 x 12'11	Bedroom Three 10'9 x 8'8
Dining Area 10'4 x 10'2	Bathroom 8'6 x 7'
Kitchen 13' x 8'	External
W/C 5'6 x 4'5	South Facing Garden
Utility 8'1 x 7'5	Outbuilding
	Front Driveway
	Detached Garage 18' x 10'6



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.

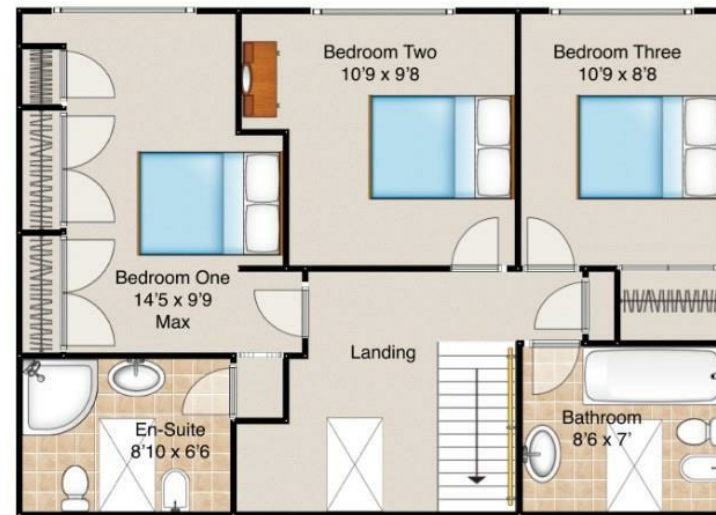
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Tenure : Freehold
Council: Broxbourne Borough
Tax Band: F



Rosehill Close, Hoddesdon

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Denotes Velux Window





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FINE & COUNTRY

