



Shepherds
Property Sales & Lettings



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Hobsons Close | Hoddesdon | EN11 9AW | £460,000



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Situated within the highly sought-after and well-established Roselands Development, this charming family home offers comfortable living space along with the added benefit of two garages and valuable additional off street parking to rear-, the property has been thoughtfully extended to provide ample room for families or those seeking extra space., perfect for entertaining guests or enjoying quiet family evenings.

The extended kitchen is a highlight, providing a functional and stylish area. With three well-proportioned bedrooms, including two doubles and one single, there is plenty of room for everyone. The property boasts a modern bath/ shower room, and a downstairs cloakroom ensuring convenience for busy households.

The front garden offers a pleasant welcome, while the generously sized rear garden provides an ideal space for outdoor activities and relaxation. The property is located adjacent a pleasant small green, and families will appreciate the local play area nearby for young children, making this location particularly appealing for those with little ones The well regarded Roselands junior school is also close by.

With its combination of comfort, space, and a prime location, this property is a wonderful opportunity for anyone looking to settle in a vibrant community. Don't miss the chance to make this lovely house your new home.

Services include mains gas, electric, water and sewage.

- Extended Terraced House
- 2 Garages
- Cloakroom and Kitchen
- 1316 Sq ft Approximately
- 3 Bedrooms
- Front & Rear Garden
- Gas Central Heating
- 2 Reception Rooms
- Modern Bath/ Shower Room
- UPVC Double Glazing



Entrance Door	Bedroom Two
Reception Hall	12'8 x 11'8
14'3 x 5'11	Bath/ Shower Room
Lobby	8'3 x 5'1
Cloakroom W.C.	Bedroom Three
Living Room	9'x 6'10
13'6 x 12'3	Exterior
Dining Room	Front Garden
12'9 x 9'11	Rear Garden
Kitchen	Garage 1
14'8 x 8'3	16'7 x 12'
First Floor Landing	Garage 2
Bedroom One	16'7 x 8'4
12'8 x 12'1	



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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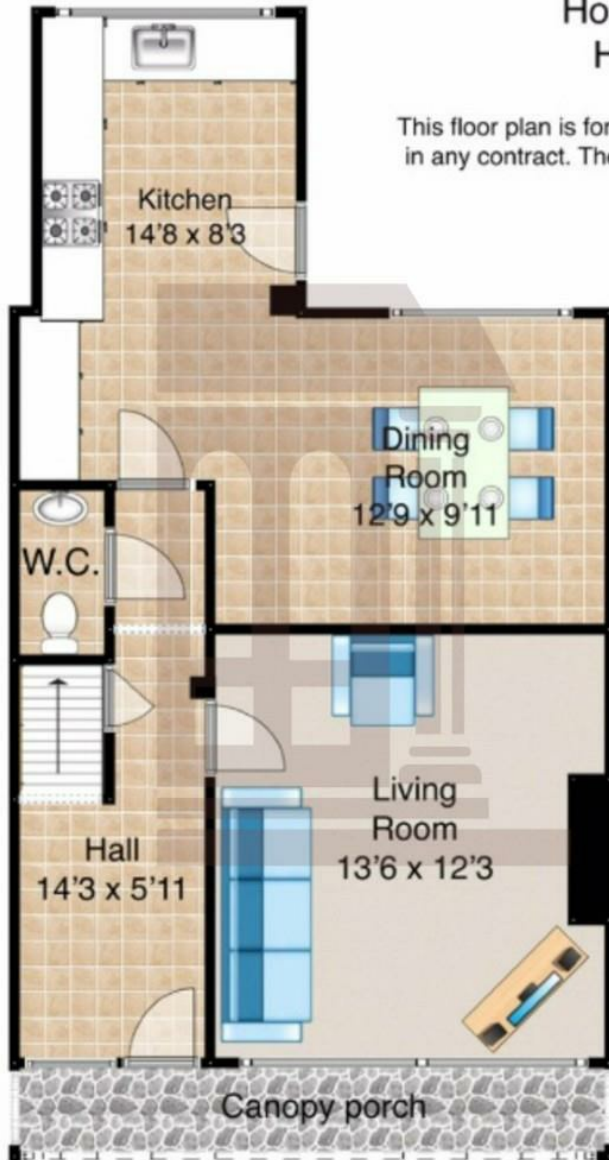
Tenure : Freehold
Council: Broxbourne Borough
Tax Band: E

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Garage 1
16'7 x 12'

Garage 2
16'7 x 8'4





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