



Shepherds
Property Sales & Lettings

Walton Road | Hoddesdon | EN11 0LN | £210,000



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Council: Broxbourne Borough Tax Band: B

Nestled on Walton Road in the charming town of Hoddesdon, this immaculately maintained first-floor flat offers a perfect blend of comfort and convenience. Spanning 490 square feet, the property features one spacious double bedroom, a well-appointed reception room, and a modern bathroom, making it an ideal choice for individuals or couples seeking a tranquil living space.

Built in 1995, this flat is part of an exclusive development comprising just five properties, ensuring a sense of community and privacy. The apartment benefits from allocated parking, gas central heating, and double-glazed windows throughout, providing both warmth and energy efficiency.

The location is particularly advantageous for commuters, with Rye House Station located a mere 0.5 km away, which is approximately a 6-7 minute walk. This station offers regular services into London Liverpool Street, making it an excellent option for those working in the city. Additionally, multiple bus stops, including those on Whitley Road and Rye Road, are within easy reach, enhancing accessibility.

Families will appreciate the proximity to several reputable schools, such as Forres Primary Academy, Cranbourne Primary School, and St Catherine's CofE, all of which are conveniently located nearby. For everyday needs, a variety of supermarkets, including Tesco, and several convenience stores are just a short stroll away, ensuring that all essentials are within easy reach.

This property is not only well-positioned but also offers a peaceful setting, making it a delightful place to call home. An internal viewing is highly recommended to fully appreciate the quality and charm of this exceptional flat.

The property is connected to mains gas, electric, water and gas. in regards to the lease there is a lease that runs form 1995 with a lease of 125 years (95 remaining), Ground Rent £50 per annum and a maintenance charge £1200 per annum

- Large One Bedroom Flat
- Gas Central Heating
- Modern Kitchen
- UPVC Double Glazed Windows
- Allocated Parking Space
- Walking Distance of Station
- Walking Distance of Shops
- Communal Garden
- Large Double Bedroom



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Julie House, Walton Road
Hoddesdon



Parking Space

Rooms:

Communal
Entrance Door

Stairs to First
Floor

Entrance Door

Hallway
11'2 x 3'6 (3.40m
x 1.07m)

Living Room
14'10 x 12'10
(4.52m x 3.91m)

Kitchen
10'11 x 7'6
(3.33m x 2.29m)

Large Bedroom
13'6 x 10'11
(4.11m x 3.33m)

Modern Shower
Room

External

Parking Space

Communal
Gardens

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The Property
Ombudsman



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