



**Shepherds**  
Property Sales & Lettings

North Road | Hoddesdon | EN11 8JF | £375,000





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# North Road | Hoddesdon | EN11 8JF

We are delighted to present this charming Victorian end-terrace house located on the sought-after North Road in Hoddesdon. This well-maintained property boasts three bedrooms and offers bright, well-proportioned accommodation spread over two floors, encompassing a total of 696 square feet.

Upon entering, you are greeted by a welcoming living room at the front, which flows seamlessly into a spacious dining room. This layout provides excellent flexibility for both everyday living and entertaining guests. At the rear, the fitted kitchen is designed with practicality in mind, offering ample storage and workspace, while a conveniently located ground floor bathroom enhances the functionality of the home.

The first floor features three well-sized bedrooms, including two doubles that provide comfortable sleeping quarters. The third single bedroom is versatile, making it perfect for use as a nursery, home office, or dressing room. The efficient layout maximises space throughout, ensuring a comfortable living experience.

This property has been maintained, presenting a fantastic opportunity for buyers to move straight in. There is also potential for further enhancement and personalisation, allowing you to truly make it your own.

Situated within easy reach of Hoddesdon town centre, this home benefits from local shops, schools, and a variety of amenities. Excellent transport links, including quick access to the A10, connect you to London, Hertford, and surrounding areas, making it an ideal location for commuters.

In summary, this well-presented home is perfect for lifestyle buyers and investors alike, offering a strong long-term addition to any property portfolio. Don't miss the chance to view this delightful residence in a convenient and vibrant location.

The property has not flooded to the owners knowledge. Benefits from gas central heating via a combination gas boiler, mains electricity, water and drainage.

- Victorian Property
- Gas Central Heating
- Close to Town Centre
- Three Bedrooms
- Downstairs Bathroom
- Walking Distance of Station
- Two Reception Rooms
- Courtyard Style Garden
- On Street Parking



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Front Door

Living Room

12'0" x 11'0"

Dining Room

13' x 11' max

Kitchen

12' x 6'4

Bathroom

6'4" x 5'9

First Floor Landing

Bedroom One

15'1 max x 11'0"

Bedroom Two

10'0" x 8'1

Bedroom Three

8'6 x 6'2

Outside

Rear Garden



**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:** Borough of Broxbourne  
**Tax Band:** C





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Approx 696 sq ft

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This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd.



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### CHESHUNT

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### HODDESDON

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