Shepherds
Property Sales & Lettings

Champions Green I Hoddesdon I EN11 9NE I £409,995

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Pleasantly positioned on the sought-after Hundred Acre development in Hoddesdon, this charming semi-detached house offers a delightful blend of comfort and modern living. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The heart of the home is the attractive open-plan kitchen and dining room, which creates a warm and inviting atmosphere, ideal for entertaining guests or enjoying family meals.

The property boasts a spacious reception room, providing a versatile area that can be tailored to your needs. The bathroom is conveniently located, ensuring ease of access for all residents.

Standout features of this home are the garage, offering valuable storage space or the potential for a workshop and southerly aspect rear garden. Additionally, the adjacent green area enhances the appeal of the property, providing a lovely outdoor space for relaxation or recreational activities. Champions Green is a popular location, known for its friendly community and proximity to local amenities, schools, and parks.

Situated to the north of Hoddesdon and its vibrant market town center there are an excellent choice of shop and leisure facilities and a twice weekly outdoor market.

Don't miss the chance to make this property your new home.

* mains gas, mains electric, drainage and water connected *

- Garage
- Lounge
- Popular development
- South facing rear garden
- Attractive Kitchen dining room
- Gas heating
- 3 bedrooms
- Situated adjacent green
- Double glazing

Entrance Hall

5'8 x 4'8

Living Room

14'4 x 12' max

kitchen/Diner

15'5 x 11'

Landing

9'5 x 6'6 max

Bedroom One

11'11 x 8'11

Bedroom Two

10'1 x 8'10

Bedroom Three

8'11 x 6'2 max

Bathroom

6'11 x 6'3 max

Exterior

Front Garden

Rear Garden

Garage

16'9 x 8'3

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**
Tax Band:	**D**

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CHAMPIONS GREEN HODDESDON

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