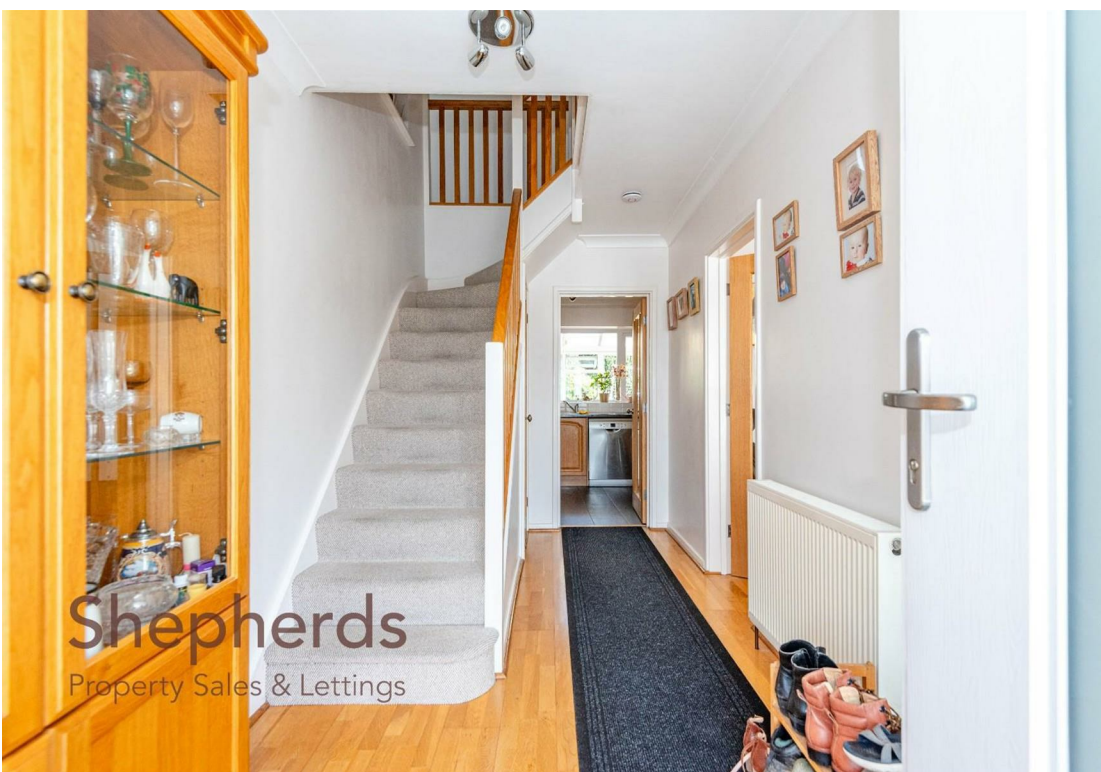




Shepherds
Property Sales & Lettings

Goldington Close | Hoddesdon | EN11 9AY | £780,000





Shepherds
Property Sales & Lettings

Goldington Close | Hoddesdon | EN11 9AY

Nestled in the tranquil cul-de-sac of Goldington Close, Hoddesdon, this charming extended detached house offers a perfect blend of space and comfort. Built in 1964, the property boasts a generous 1,768 approx square feet of living space , workshop and double garage, making it an ideal family home.

Upon entering, you are greeted by three well-proportioned reception rooms, providing ample space for relaxation and entertaining. The heart of the home is the inviting kitchen, which flows seamlessly into the living areas, ensuring that family gatherings and social occasions are a delight. The property features four spacious bedrooms, allowing for a restful retreat for all family members. Additionally, there are two bathrooms and a convenient cloakroom, catering to the needs of a busy household.

The large rear garden is a standout feature, offering a private outdoor space perfect for children to play, gardening enthusiasts, or simply enjoying the fresh air. The double-length garage and parking for up to five vehicles add to the convenience of this property, making it suitable for families with multiple cars or guests.

This delightful home is situated in a peaceful location, yet remains close to local amenities, schools, and transport links, making it an excellent choice for those seeking a balance of tranquillity and accessibility. With its spacious layout and desirable features, this property is sure to appeal to families looking for their next home. Don't miss the opportunity to make this wonderful house your own.

The property has gas central heating and is connected to mains water, electric and sewage.



- Extended Detached House
- 2 Bathrooms and a Cloakroom
- Large Rear Garden
- Double Length Garage
- Gas Central Heating
- 4 Bedrooms
- 3 Reception Rooms
- Cul-De-Sac Location
- Kitchen & Utility Room
- Workshop



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.



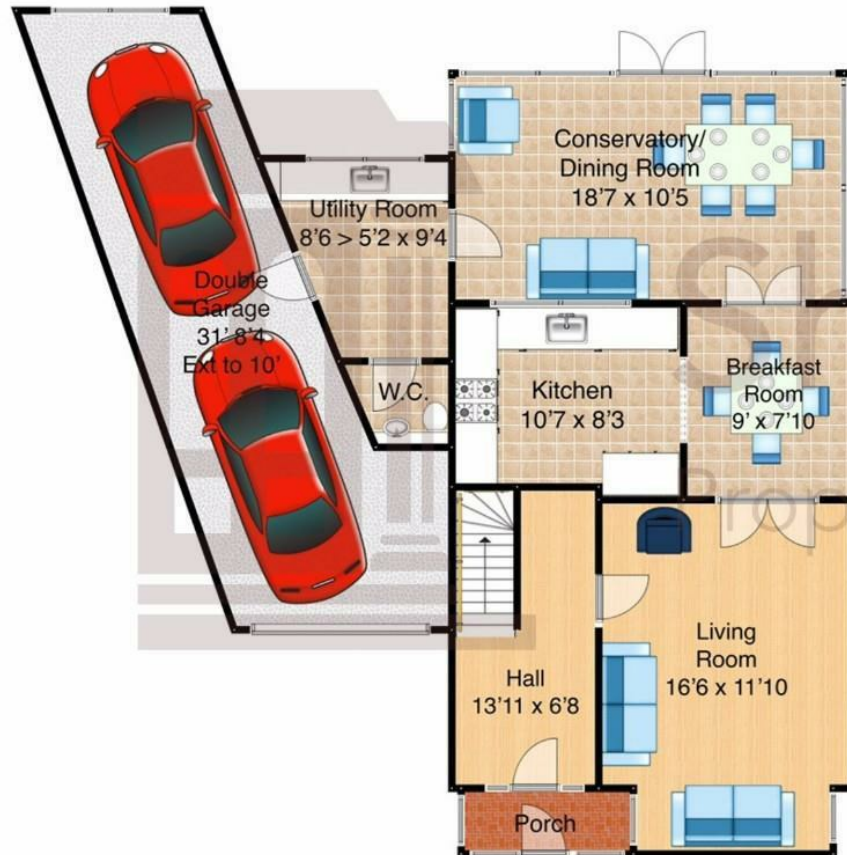
Tenure :
Council:
Tax Band:

Freehold
Broxbourne Borough Council
E



Entrance Porch	Shower Room
Entrance Hall	Bedroom Two
13'11 x 6'7	11'9 x 10'9 narr x 8'1
Living Room	En-Suite Bathroom
16'6 x 11'10	Bedroom Three
Kitchen	11'8 x 10'1
10'7 x 8'3	Bedroom Four
Breakfast Room	8'5 x 7'
9' x 7'10	Exterior
Conservatory / Dining Room	Front Driveway
18'7 x 10'5	Double Length Garage
Utility Room	31' x 8'4 ext to 10'
8'6 narr 5'2 x 9'4	Rear Garden
Cloakroom	Workshop
Landing	15'7 x 11'
Bedroom One	
12'5 x 11'8	

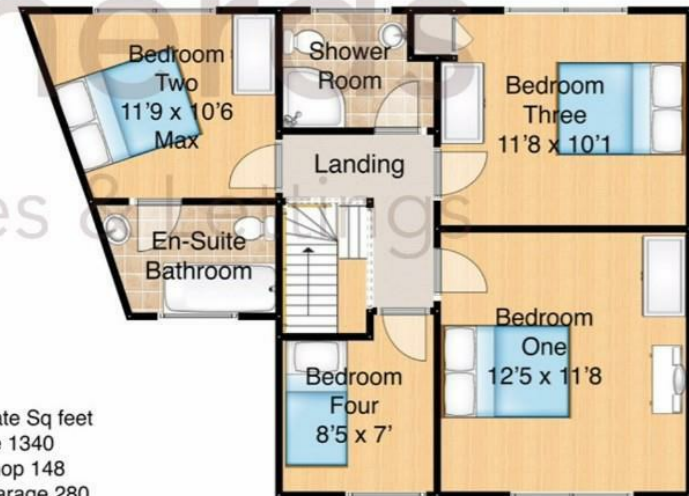
Goldington Close , Hoddesdon



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.



Approximate Sq feet
 House 1340
 Workshop 148
 Double Garage 280
 Total 1768





Shepherds
Property Sales & Lettings

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