

Shepherds

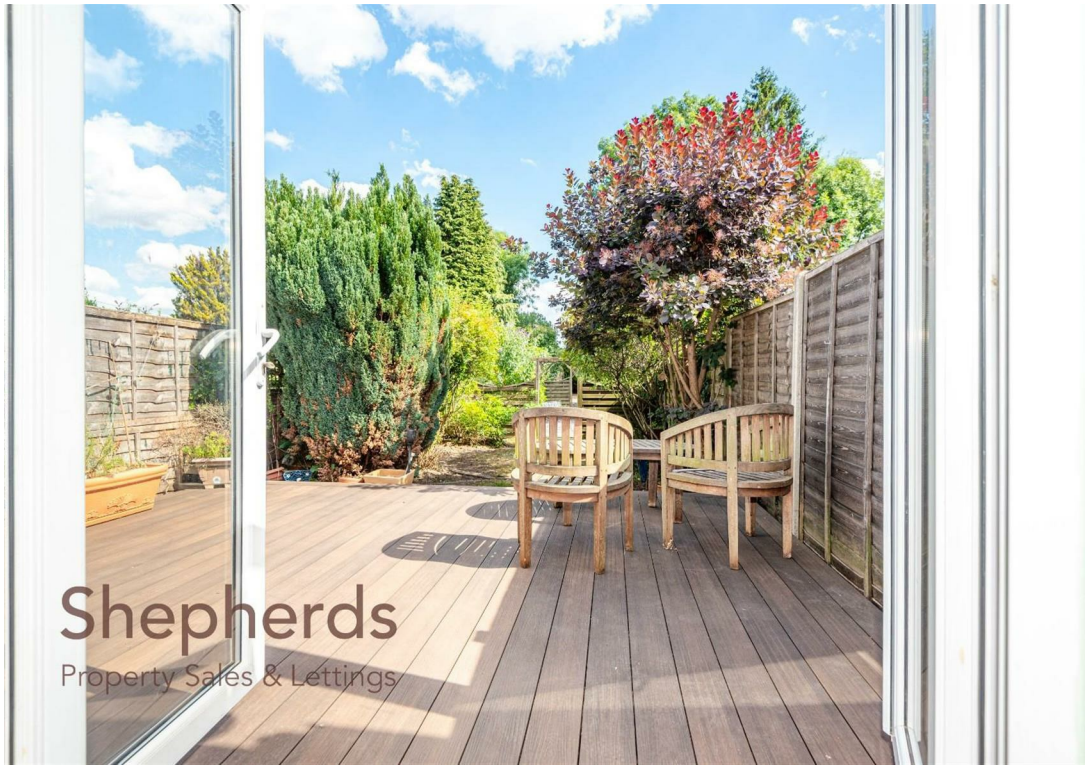
Property Sales & Lettings

Meadway I Hoddesdon I EN11 8AP I £395,900


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Meadway I Hoddesdon I EN11 8AP

Located down Meadway, Hoddesdon, is this charming, extended 2 bedroom mid-terrace house offering a perfect blend of character and modern living with a brand new roof soffits and gutters.

The ground floor offers a cosy living room that leads through to the open plan kitchen/dining area. There is a large kitchen, with plenty of units and work surfaces. An island sits below the skylights that flood the room with natural light.

Upstairs, there are two well-proportioned bedrooms; making this home ideal for small families, couples, or individuals seeking extra space. There is also a loft storage area with access via a ladder. This space has potential for further extensions into the loft, subject to planning permission. The property's age adds a unique charm, with features that reflect the architectural style of the era.

Externally, the property benefits from an extensive rear garden, a storage shed and a small front garden with shrubs. The surrounding area is known for its access onto the river, into town and commute to the station.

Hoddesdon itself is a vibrant town, offering a variety of local amenities, including shops, schools, and parks, all within easy reach. The property is within walking distance of Broxbourne Train Station and local amenities.

Services Connected: Mains Gas, Water, Electricity and Drainage.











- Extended Home
- Open Plan Kitchen/Diner
- Loft Storage Area
- Walking Distance Of High Street
- Chain Free
- 2 Double Bedrooms
- Large Kitchen
- Extensive Rear Garden
- Close To Train Station
- NEW ROOF











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2 1 2 D

Tenure :	**Freehold**
Council:	**Broxbourne Borough**
Tax Band:	**D**







Entrance Porch

Living Room

11'9 x 10'8

Dining Area

15'8 x 9'11

Kitchen

13'7 x 9'5

Landing

Bedroom One

13'9 x 10'8

Bedroom Two

9'11 x 9'5

Bathroom

6'10 x 5'11

Loft Area Access Via a Ladder

14'2 x 11'2 approx

External

Rear Garden

Front Garden

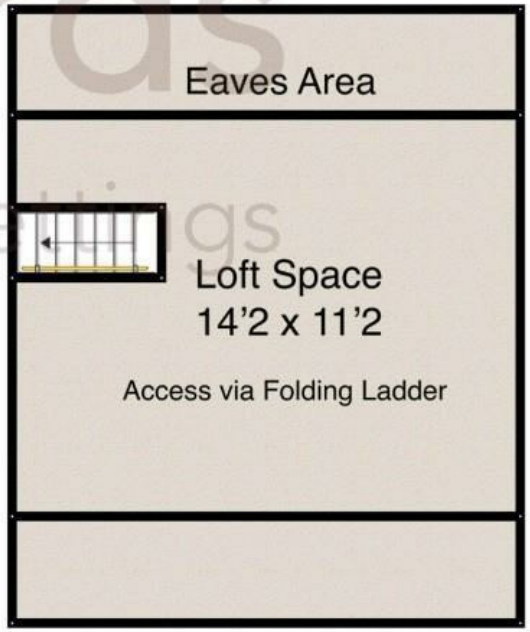
Meadway, Hoddesdon

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Denotes Skylight





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CHESHUNT
1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESDON
37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk

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