



**Shepherds**

Property Sales & Lettings

Burn Side | Hoddesdon | EN11 8PG | £525,000





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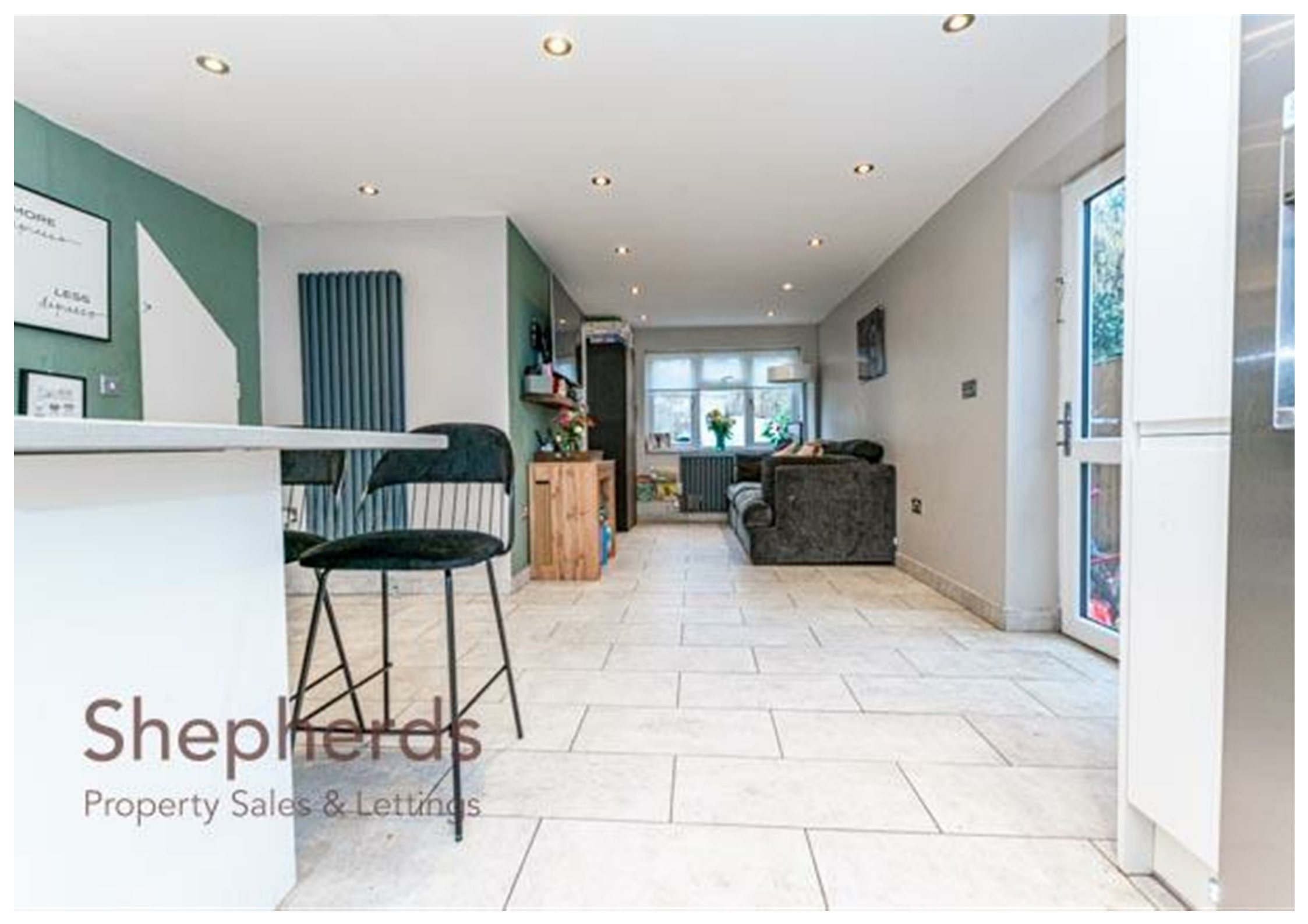
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# Burn Side | Hoddesdon | EN11 8PG

Nestled at the end of a charming cul-de-sac in Burn Side, Hoddesdon, this tastefully presented end town house is a splendid opportunity for those seeking a modern family home. Built between 1970 and 1979, this property boasts four generously sized double bedrooms, making it ideal for families or those who appreciate extra space.

Spanning three levels, the layout is thoughtfully designed to enhance both comfort and functionality. The heart of the home is undoubtedly the stunning kitchen/ breakfast/family room, which seamlessly integrates with the dining and sitting areas. This open-plan space is perfect for family gatherings or entertaining guests, ensuring that everyone can enjoy each other's company in a warm and inviting atmosphere.

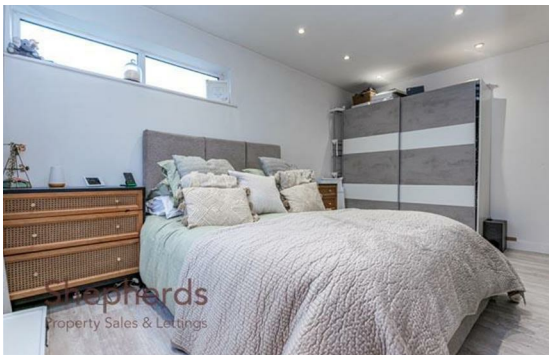
The ground floor also features a convenient cloakroom, while the first floor is home to a large principle bedroom, contemporary shower room and w.c., catering to the needs of a busy household. Ascend to the top floor, where you will find an elegant bath/ shower room that adds a touch of luxury to your daily routine.

Natural light floods the property, particularly in the south-facing living room, creating a bright and airy environment. With double-glazed windows throughout, gas central heating, and off-street parking for two vehicles, this home offers both practicality and comfort.

Located just a short walk from Hoddesdon town centre, residents will enjoy easy access to a variety of shops, restaurants, and local amenities. This property truly represents a harmonious blend of modern living and convenience, making it an exceptional choice for your next home.

## Services

The property has mains gas, mains electric, mains water and sewage. The property has not flooded over the last 5 years.



- End Of Terrace House
- 2 Reception Rooms
- Double Width Driveway
- Gas Central Heating
- Cul De Sac Location
- 4 Double Bedrooms
- 2 Bathrooms & a Cloakroom
- South Facing Garden
- Stunning Kitchen
- Walking Distance of Town





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





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Entrance Door

Hallway

Cloakroom

Kitchen/Family/Breakfast Room  
25'7 x 16'3 narr 8'3

First Floor Landing

South Facing Living Room  
16'5 x 10'3

Principal Bedroom  
15'2 x 10'2

En-Suite Shower Room  
7'5 x 5'1

Landing Two

Bedroom Two  
12'9 x 8'6

Bath/ Shower Room  
12'9 x 8'6

Bedroom Three  
12'8 x 9'4

Bedroom Four  
8'4 x 8'4

Exterior

Double Width Driveway

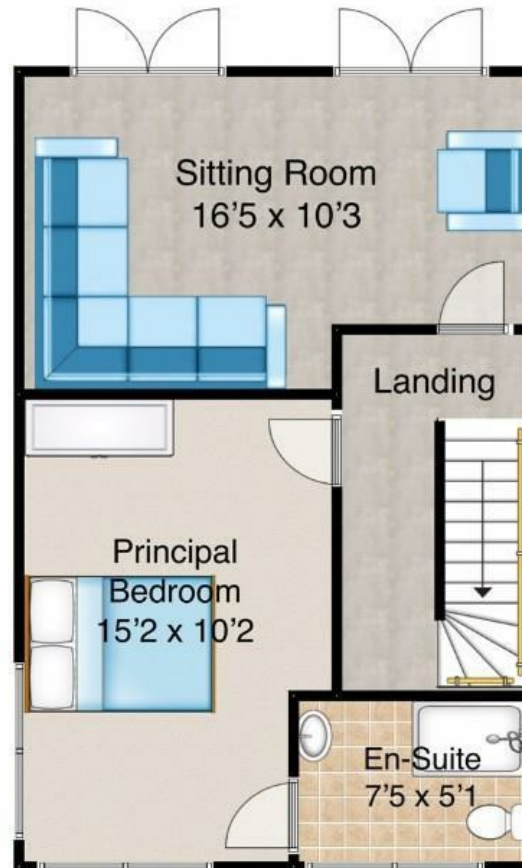
South Facing Garden

# Burn Side, Hoddesdon

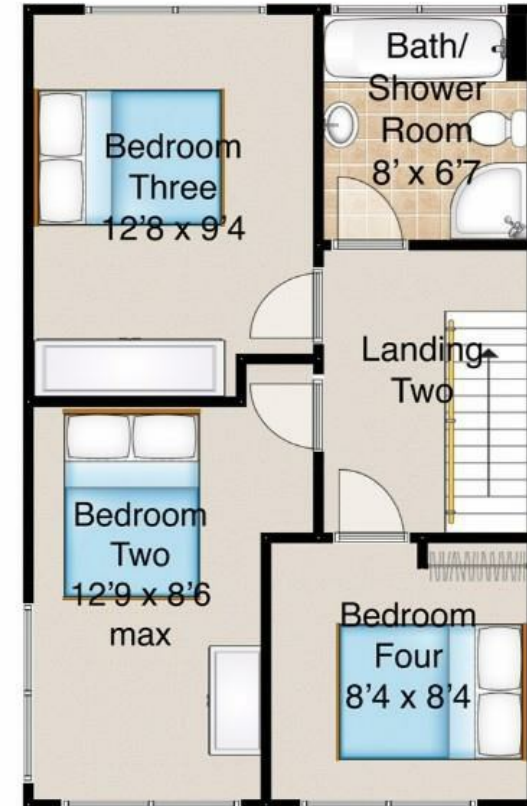
Total Appro. Sq Ft 1201



Ground Floor



First Floor



Second Floor

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**

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

### **HODDESDON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)



**FINE & COUNTRY**

