

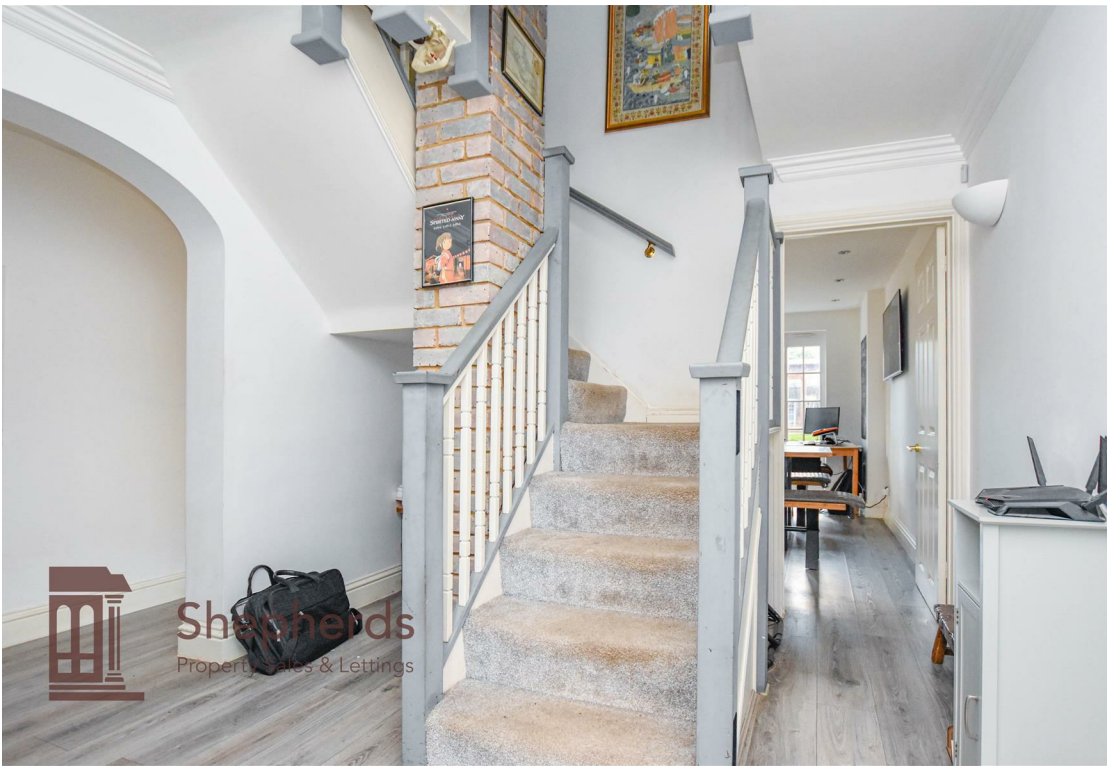


Shepherds
Property Sales & Lettings



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Yew Walk | Hoddesdon | EN11 8BB | £699,995





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This spacious property is located on the most sought after road and features a brand new kitchen, refitted bathrooms, superb living room and a master bedroom suite. The property is in a peaceful shared between 4 houses and is a short distance from Broxbourne Train Station & the local High Street. The property comprises of a entrance hallway with staircase wrapped around a brick feature pillar, which leads you into the modern kitchen / dining room which overlooks the well sized rear garden. Downstairs also comprises a cloakroom, an office space and a living room, which looks out on the front garden. Upstairs, the Master suite offers a Dressing room which leads into the en-suite. Upstairs also offers a further 2 Double bedroom with Built-in wardrobes, and a family Bathroom.

- 1,800 sq ft Family Home
- Great Location
- Modern bathrooms
- Modern Kitchen / Dining room
- Short Distance To Broxbourne Station
- Ample Parking
- Large Living Room
- Rear Garden With Summer House



Open Porch	Dressing Rm & Walk in Wd 11' x 8'5 + bay
Enclosed Porch 4'4 x 3'4	En-Suite Bath/Shower Room 11'1 x 8'8
Reception Hall 10'10 x 9'8	Bedroom Two 12'8 + wds x 10'8
Inner Hall	Stairs to Loft Storage
Cloakroom 7'3 x 4'1	Bedroom Three 12'1 inc wds x 11'
Sitting Room 16'7 x 10'1	Family Bath/Shower Room 8'9 x 7'7
living Room 17'8 x 15'9	Exterior
Kitchen/ Dining/ Family Room 21'6 x 14'7	Front Driveway
Utility Room 7'8 x 7'5	Garden Area
first Floor Landing	Ancillary Parking Area
Principal Bedroom Suite	Rear Garden
Bedroom Area 13'8 x 12'11	Summer House
	Covered BBQ Area



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.

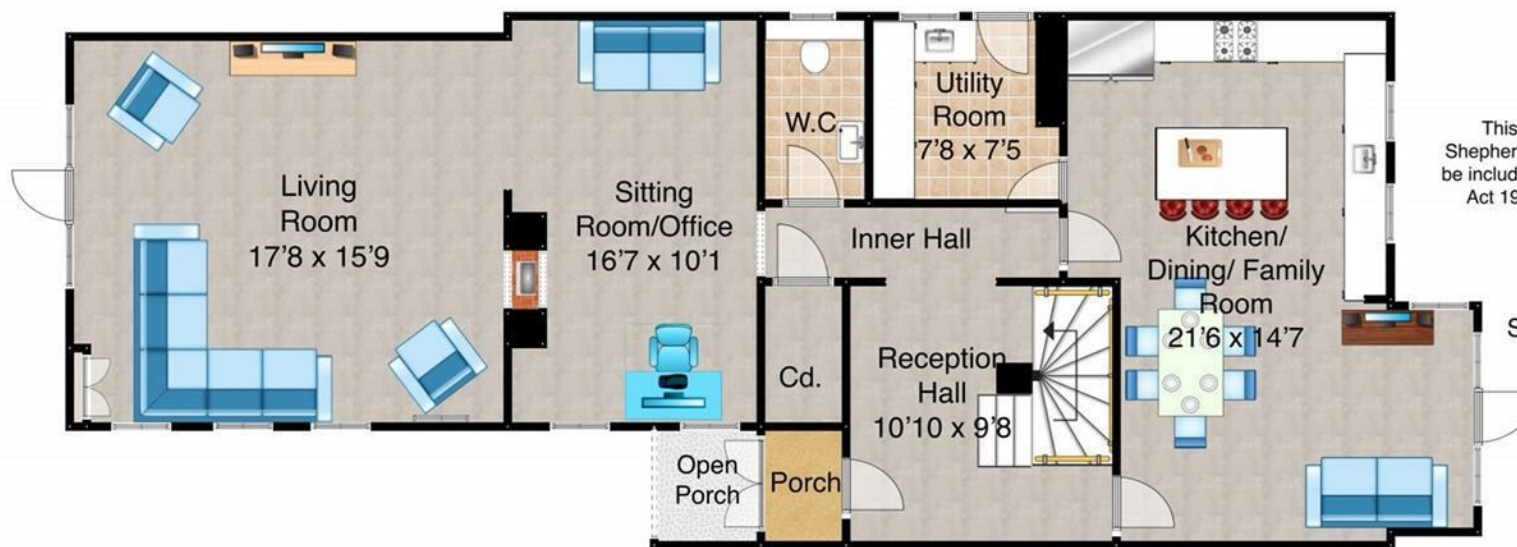


Tenure : Freehold
Council: Broxbourne Borough
Tax Band: F





Yew Walk
Yewlands
Hoddesdon



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Total Approx. Floor Space
1877 Sq Feet House 174.4 Sq Metres
Summer House 109.Sq Feet. 10.13 Sq Metres



Shepherd's
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