



**Shepherds**  
Property Sales & Lettings

The Knowle | Hoddesdon | EN11 8LD | £525,000





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# The Knowle | Hoddesdon | EN11 8LD

Located in the desirable road of The Knowle, Hoddesdon, is this charming townhouse offering a perfect blend of comfort and modern living. The property boasts a contemporary design that caters to the needs of today's families.

Upon entering, you are greeted by a spacious hallway, with a w.c, storage cupboard, access to the garage and the utility room. Bedroom four, with an en suite, is located on the ground floor; also used as another reception room or guest room. This versatile area can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a formal dining space. The heart of the home is undoubtedly the open-plan kitchen/breakfast room and living area, ideal for social gatherings.

The house features four generously sized bedrooms, ensuring that there is plenty of room for family members or guests. Additionally, the property includes a modern bathroom. For those with vehicles, the property provides parking for two vehicles, a valuable asset in this sought-after location. The surrounding area of Hoddesdon is known for its vibrant community, excellent schools, and a variety of local amenities. The service charge for the year was £590.13.

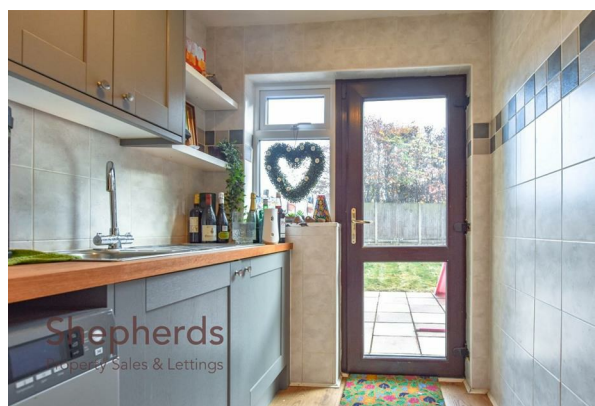
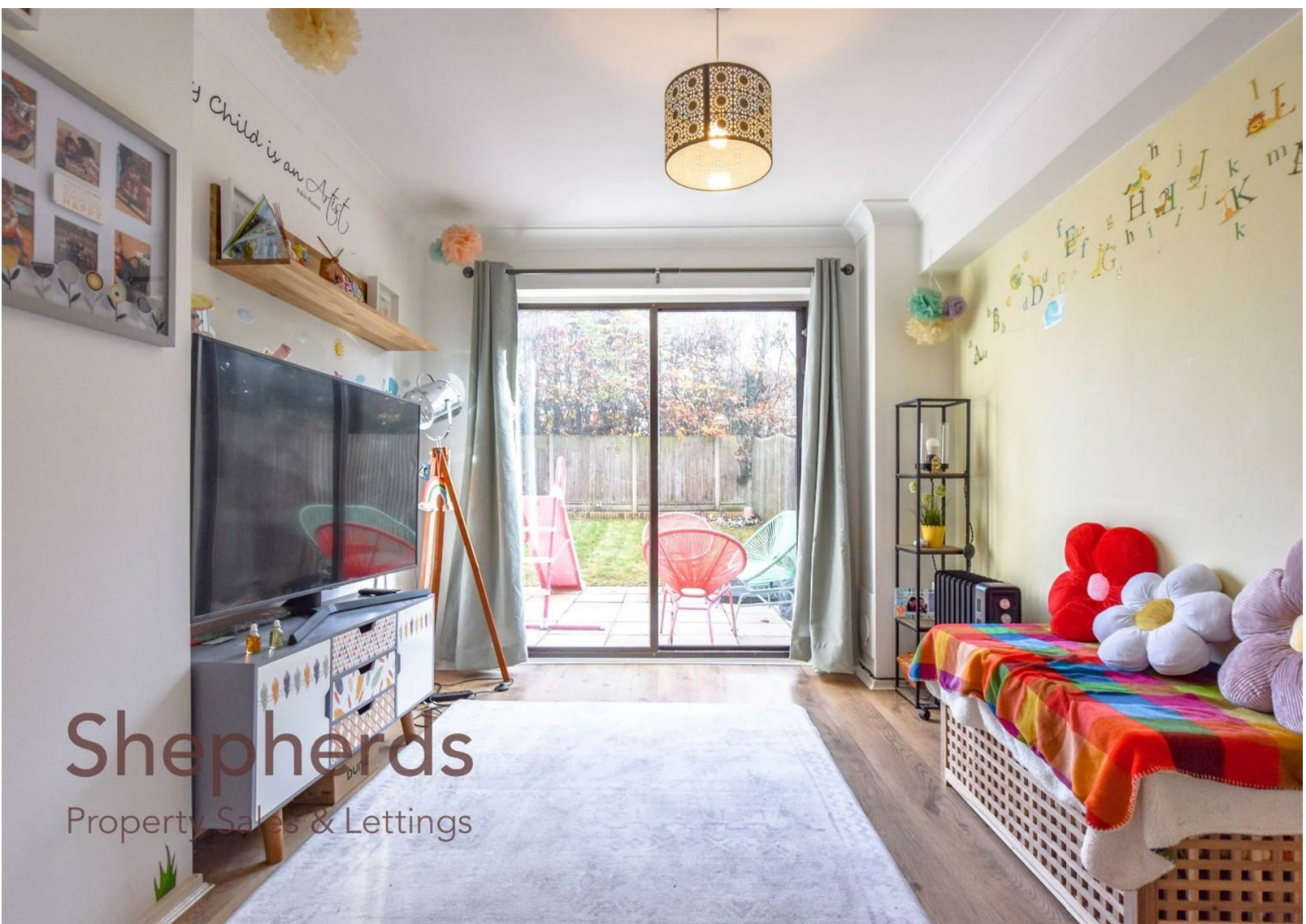
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NEAREST STATIONS\*:  
Broxbourne Station 0.7 miles  
Rye House Station 1.3 miles  
St. Margarets (Herts) Station 2.3 miles  
\*distance measured from centre of postcode

- Townhouse
  - Accommodation Over Three Floors
  - Close To Barclay Park
- Four Bedrooms
  - Off-Road Parking
  - Two Reception Rooms
- En-Suite To Bedroom Four
  - Close To Town Centre
  - Downstairs W/C



Porch	Second Floor Landing
Entrance Door	Bedroom One
Hall	12'7 x 9'9
22'7 x 6'10	Bedroom Two
Bedroom Four/Playroom	12'2" x 8'9"
13'1 x 9'1	Bedroom Three
En-Suite	8'10" x 6'6"
7'7 x 2'5	Bathroom
Utility Room	8'8" x 6'7"
6'6 x 6'1	External
First Floor Landing	Front Driveway
Living Room	Garage
15'7 x 11'1	17'11 x 8'5
Kitchen/Breakfast Room	Rear Garden
16'4 x 15'7 max	

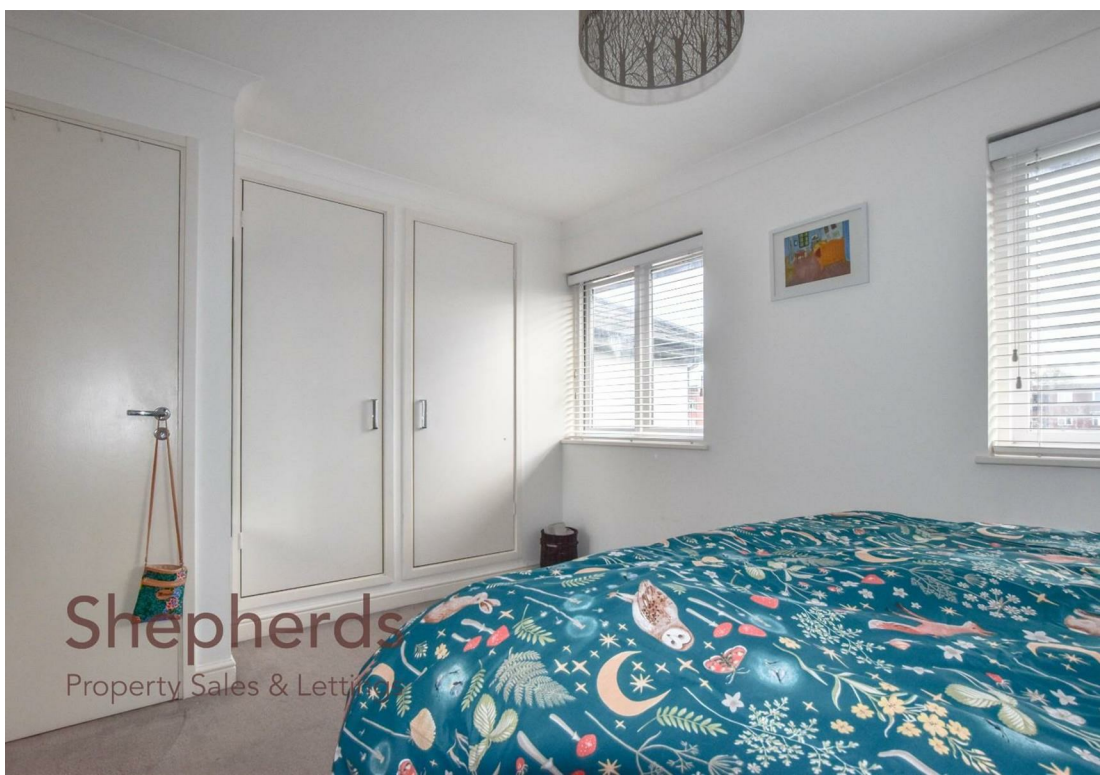
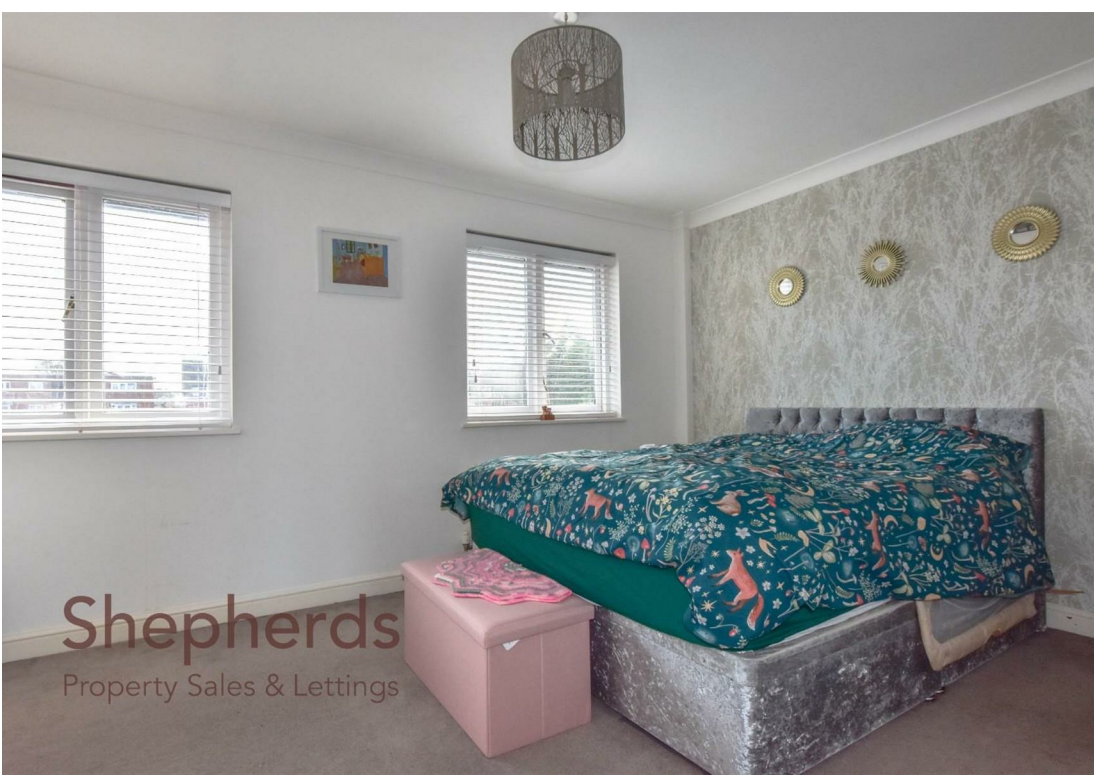


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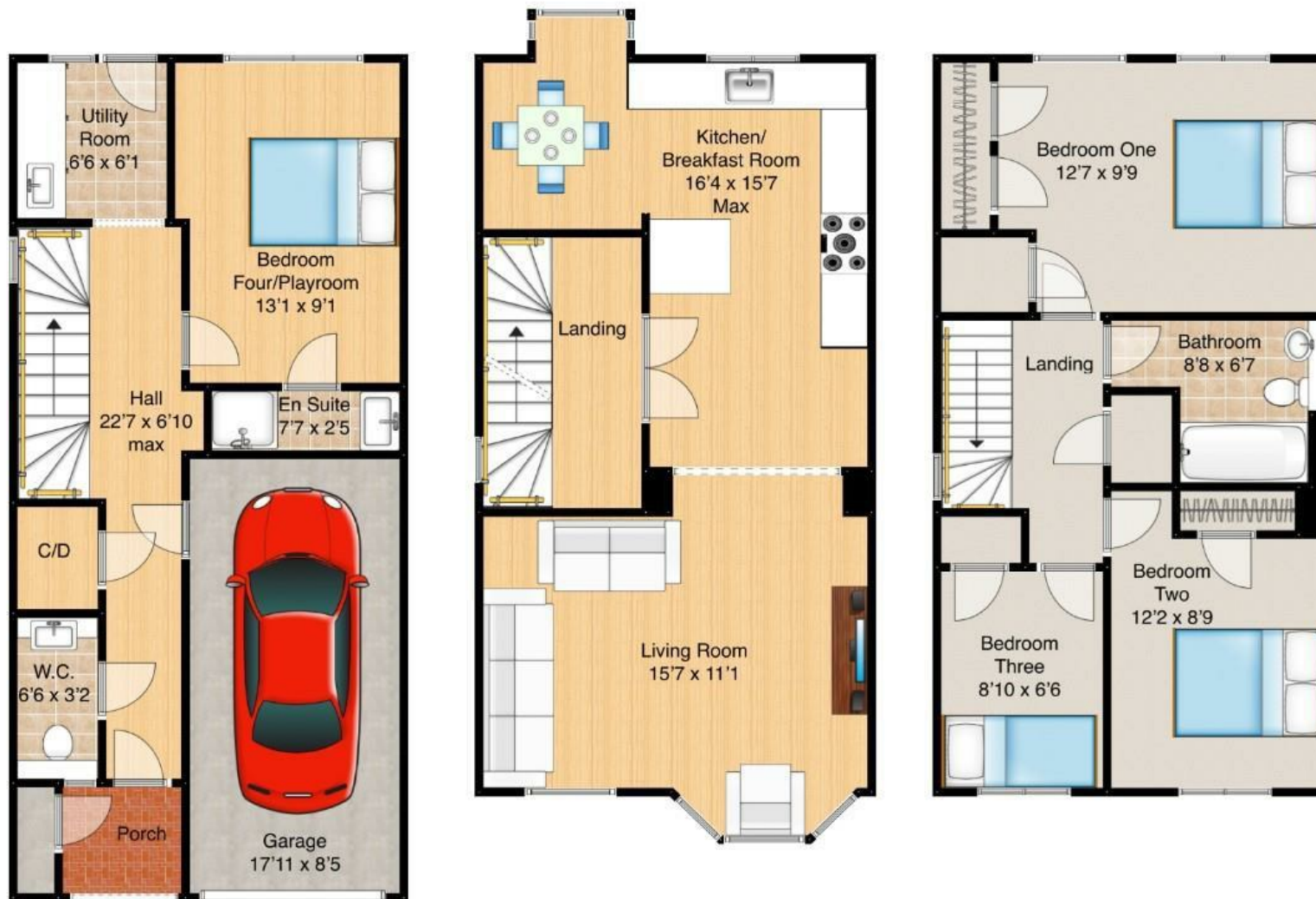
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Tenure : Freehold  
Council: Broxbourne Borough  
Tax Band: E



## The Knowle, Hoddesdon



This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide and will not be included in the contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without Shepherds Estate Agents Ltd prior consent.



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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**

