



Shepherds
Property Sales & Lettings



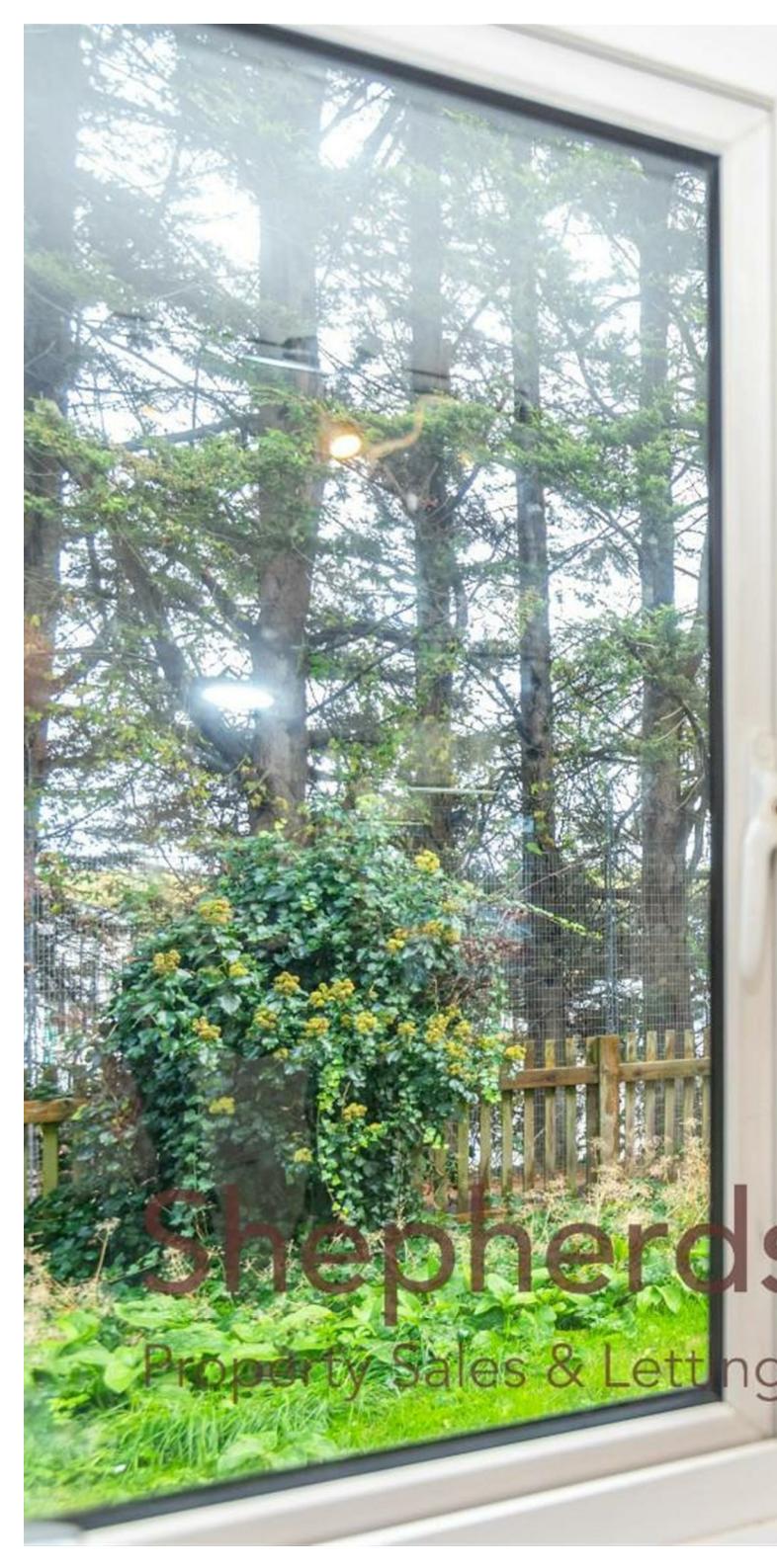
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Ogard Road | Hoddesdon | EN11 0NU | £224,995

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Located on the charming Ogard Road in Hoddesdon, this delightful 2-bedroom ground floor flat is a gem waiting to be discovered. Situated in a peaceful cul-de-sac, this property offers a perfect blend of convenience and tranquillity.

This flat features a cosy reception room, ideal for relaxing or entertaining guests. With two inviting bedrooms, there's plenty of space for a small family, a couple, or even as a lucrative buy-to-let investment opportunity.

The flat is conveniently located near local shops, bus services, and the Rye House Overground Rail Station, providing easy access to London Liverpool Street via Tottenham Hale Station. The property benefits from a new bathroom suite and a modern kitchen.

Don't miss out on the chance to own this lovely flat in a sought-after location. Contact us today for an early viewing and secure your place in this desirable neighbourhood.

NEAREST STATIONS

Rye House Station 0.2 miles: St. Margarets (Herts) Station 1.2 miles : Roydon Station 1.5 miles

Measured in a straight line as the crow flies from the centre of the postcode.

Lease Info

Started Date : 28 March 1994 Term : 125 years

Ground Rent Rent : £10 Maintenance Charge £1321.01 March 2024-25

Services Connected: Mains Gas, Electric, Water and Drainage. The property has not flooded in the last 5 years, is not affected by mining and is not listed.



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- 2 Bedrooms
- Double Glazed
- New Bathroom
- Residents' Parking
- Large Storage Cupboard
- Ground Floor
- Gas Central Heating
- Entry Phone
- Modern Large Kitchen
- Short Walk Of Station



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 : Leasehold
Council: Broxbourne Borough
Tax Band: C



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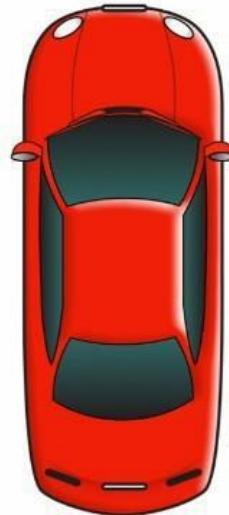


Security Entrance Door	Bedroom Two
Communal Hallway	8'4 x 6'8
Entrance Door	Bathroom
Entrance Hall	8'4 x 6'2
Large Storage Cupboard	Exterior
Living Room	Casual Parking
17'7 x 12'3	Communal Gardens
Kitchen	External Storage Cupboard
9'6 x 8'4	3'10 x 3'
Bedroom One	
10'7 x 10'5	

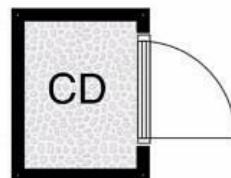


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Parking
Available



This floorplan is for guidance only and may not be accurate. Shepherds have added furniture as a visual aid only and items shown may not be included. 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.



FINE & COUNTRY

THE GUILD
PROPERTY
PROFESSIONALS



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