



Shepherds

Property Sales & Lettings

Meadway | Hoddesdon | EN11 8AP | £2,750 Per Month

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Council: BROXBOURNE Tax Band: D Rental Deposit: £3,173

Fabulous 3 bed-semi detached house to LET. Located in the desirable area of Meadway, Hoddesdon, a few minutes walk from the town centre and Broxbourne Station. This stunning house has been fully refurbished to an exceptional standard, making it an ideal home for families or professionals alike. The property boasts three well-proportioned bedrooms, and generous living accommodation.

As you enter, you will be greeted by a bright and inviting hall, leading to the main living / dining room and downstairs shower room, with large shower unit, large vanity unit and sink with fitted surround and units. In addition to this, the ground floor features elegant Amtico flooring throughout, adding a touch of modern sophistication to the living space. The kitchen is equipped with all new appliances, ensuring that cooking is both enjoyable and efficient. Other features include: new boiler & heating system, new shutters to front aspect, beautiful new internal doors and glazing throughout.

Additionally, the property offers convenient parking for two vehicles on the front drive. Garage not included. With its blend of modern amenities and stylish finishes, this home is ready for you to move in and enjoy. Don't miss the opportunity to make this beautifully refurbished property your home.

TAX BAND - D EPC - C

- Extended Semi Detached House
- 3 Bedrooms
- New Kitchen and appliances
- New Modern bathroom and Shower/ Cloakroom
- Large Reception Room
- Gas Central Heating
- Double Width Driveway - 2 x parking
- Garden
- Walking Distance of Station





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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.

DEPOSIT & PERMITTED CHARGES INFORMATION

Pre - Tenancy Holding Deposit = to 1 Weeks Rent

Other Tenant Costs

- Dilapidation deposit = to 5 Weeks Rent (if under 50,000 per annum) = to 6 weeks Rent (50,001+ per annum)
 - Changes to Tenancy term, person/s names/ additions or any other amendment £50.00 inc vat per change
 - Early Termination/ Early Surrender of Contract Price on application *additional inventory cost could apply (to be advised)
 - Late Payment of Rent/Arrears Charged at 3% above Bank of England BASE RATE * terms apply regarding when charged
 - Key/ Fob/ Alarm Control Replacements. Cost of item + any additional agent / third party reasonable costs - charged at £15.00 inc vat per hour, if applicable
- Prices are subject to change.



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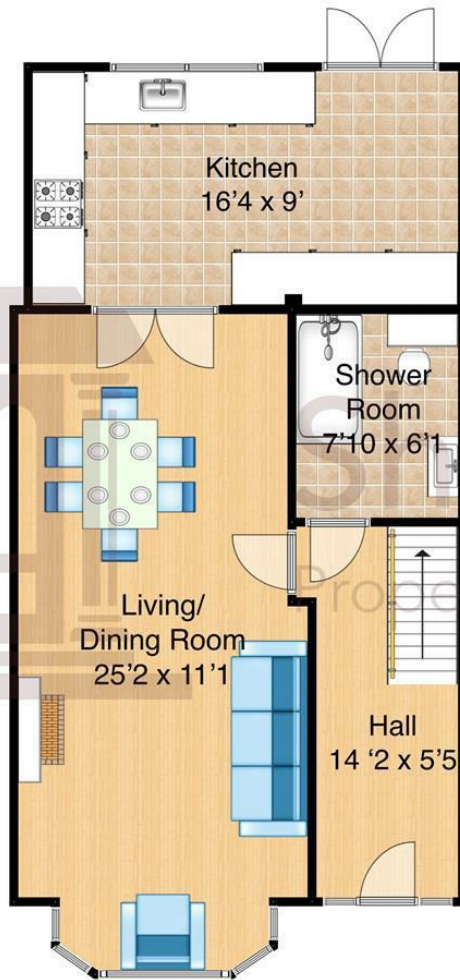
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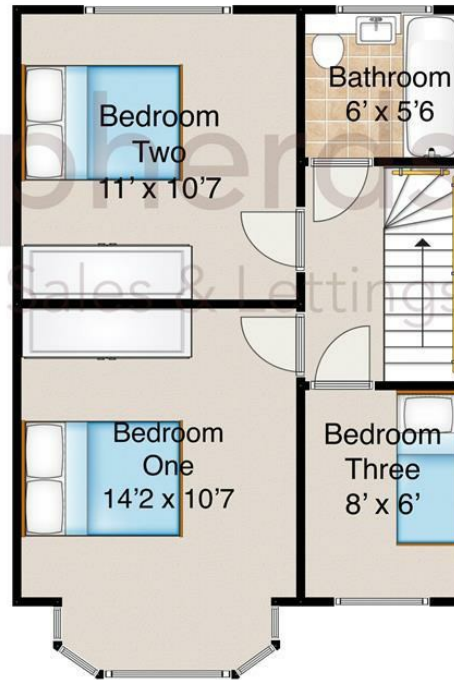


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Meadway Hoddesdon

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Rooms:

Entrance Door	Rear Garden & Patio
Reception Hall 14'2 x 5'5 (4.32m x 1.65m)	Deposit & Permitted Charges
Shower & Cloakroom 7'10 x 6'1 (2.39m x 1.85m)	
Living & Dining Room 25'2 x 11'1 (7.67m x 3.38m)	
Kitchen / Breakfast room 16'4 x 9' (4.98m x 2.74m)	
Landing	
Bedroom One 14'2 x 10'7 (4.32m x 3.23m)	
Bedroom Two 11' x 10'7 (3.35m x 3.23m)	
Bedroom Three 8' x 6' (2.44m x 1.83m)	
Family Bathroom 6' x 5'6 (1.83m x 1.68m)	
Exterior	
Front Driveway	

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