



Shepherds  
Property Sales & Lettings

Hoddesdon Road | Stanstead Abbots | SG12 8EG | £1,500 Per Month



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# Hoddesdon Road | Stanstead Abbots | SG12 8EG

**Council: East Herts Council Tax Band: D Rental Deposit: £1,730**

Nestled in the charming village of Stanstead Abbots, this delightful semi-detached cottage offers a perfect blend of character and modern living. With a well-proportioned 468 square feet of space, this property features a good sized bedroom on the ground floor with a second on the upper level which is accessed via a staircase in the lounge, not fully enclosed.

Upon entering, you will be greeted by a warm and welcoming reception room that exudes charm, providing a comfortable space for relaxation or entertaining guests. The newly fitted kitchen is a standout feature, designed with both style and functionality in mind, ensuring that cooking and dining experiences are enjoyable.

The cottage also boasts a well-appointed shower room, catering to all your daily needs. Outside, a small patio area offers a lovely spot to enjoy the fresh air, perfect for morning coffee or evening relaxation.

One of the key advantages of this property is its convenient location. It is within walking distance to the local station, making commuting a breeze and providing easy access to nearby towns and cities.

This character cottage is a rare find in a sought-after area, combining modern amenities with the charm of a traditional cottage.

- Character Cottage
- New Kitchen
- Walking Distance of Station & Shops
- 2 Bedrooms
- Gas Central Heating
- Dishwasher & Washing Machine
- Modern Shower Room
- Small Patio Area
- Available Immediately





**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.

# Hoddesdon Road, Stanstead Abbots



## Rooms:

Entrance Door

Hallway

Living/ Dining Room  
18'1 x 13'5  
(5.51m x 4.09m)

Kitchen/  
Breakfast Room  
8'6 x 6'7 (2.59m x  
2.01m)

Bedroom One  
11'11 x 9'4  
(3.63m x 2.84m)

Shower Room

First Floor

Bedroom Two  
13'3 x 7'10  
(4.04m x 2.39m)

Exterior

Part Covered  
Patio

No Off Street  
Parking

Deposit &  
Permitted  
Charges

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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