

Shepherds
Property Sales & Lettings

Taylors Avenue I Hoddesdon I EN11 8QE I £855,000


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BOSCH

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Shepherds Estate Agents are delighted to present this substantial four bedroom detached home, occupying a particularly generous plot with great scope for extensions, subject to the relevant permissions and situated within a sought-after location in Hoddesdon, just a short walk from the town centre and Barclay Park.

The ground floor is entered via a spacious reception entrance hall, providing access to a cloakroom and the principal living room. The impressive living room extends to approximately 26ft and provides excellent space for both relaxing and entertaining, while the kitchen sits alongside an inviting breakfast/dining room, creating a fantastic everyday family and entertaining area overlooking the gardens. Upstairs, the first-floor landing leads to four well-proportioned bedrooms, together with a separate shower room.

Outside is where the property really sets itself apart. The house occupies a substantial and established plot, with extensive garden areas offering a mixture of lawn, mature planting, shrubs and established borders. The scale of the outside space provides considerable scope for a purchaser to consider extensions or new build potential (subject to the relevant permissions). To the front, a substantial private driveway provides ample off-street parking and leads to the detached double garage, offering excellent additional parking, storage or workshop space. The property is ideally located within walking distance of Hoddesdon's historic market town, the highly regarded Barclay Park and transport links. TO BE SOLD CHAIN FREE.

- Substantial Four Bedroom Home
- Exceptional Established Plot
- Building Plot / Extensions Potential (STPP)
- Detached Double Garage
- Extensive Private Driveway
- Impressive 26ft Living Room
- Large Breakfast/Dining Room
- Town Centre Location
- Chain Free Sale





Front Door

Reception Entrance Hall
16'3 x 12'4

Living Room
26' x 11'4

Kitchen
14' x 9'4

Breakfast / Dining Room
24' x 9'6

WC

First Floor Landing

Bedroom One
13'3 x 12'3

Bedroom Two
12'1 x 10'7

Bedroom Three
11'6 x 9'8

Bedroom Four
8'11 x 7'5

Shower Room
8'11 x 5'5

Outside

Front Driveway

Double Garage
17'8 x 16'11

Rear Garden

Side Garden

Chain Free Sale











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.

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Tenure :	**Freehold**
Council:	**Broxbourne Borough**
Tax Band:	**G**

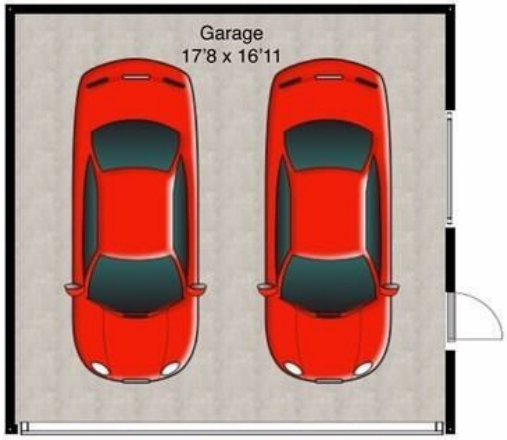

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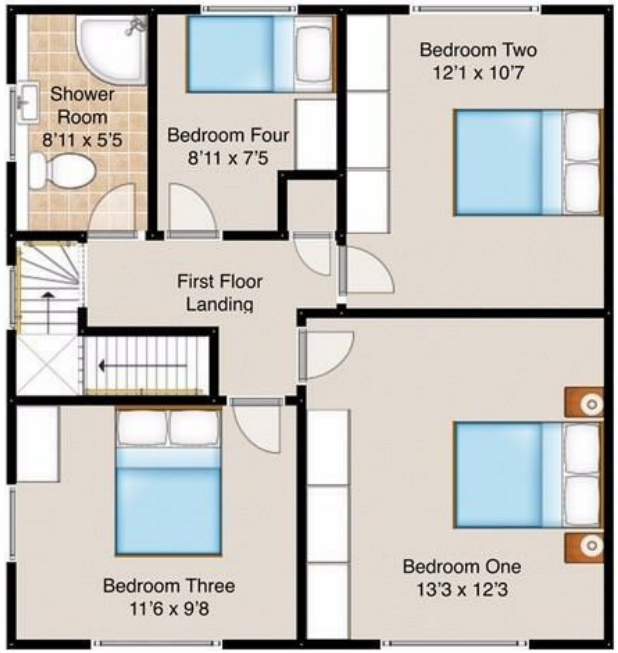

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Taylors Avenue, Hoddesdon, Hertfordshire







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