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Hoddesdon

OFFERS IN EXCESS OF £650,000



Temptation comes in many forms...

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Hoddesdon

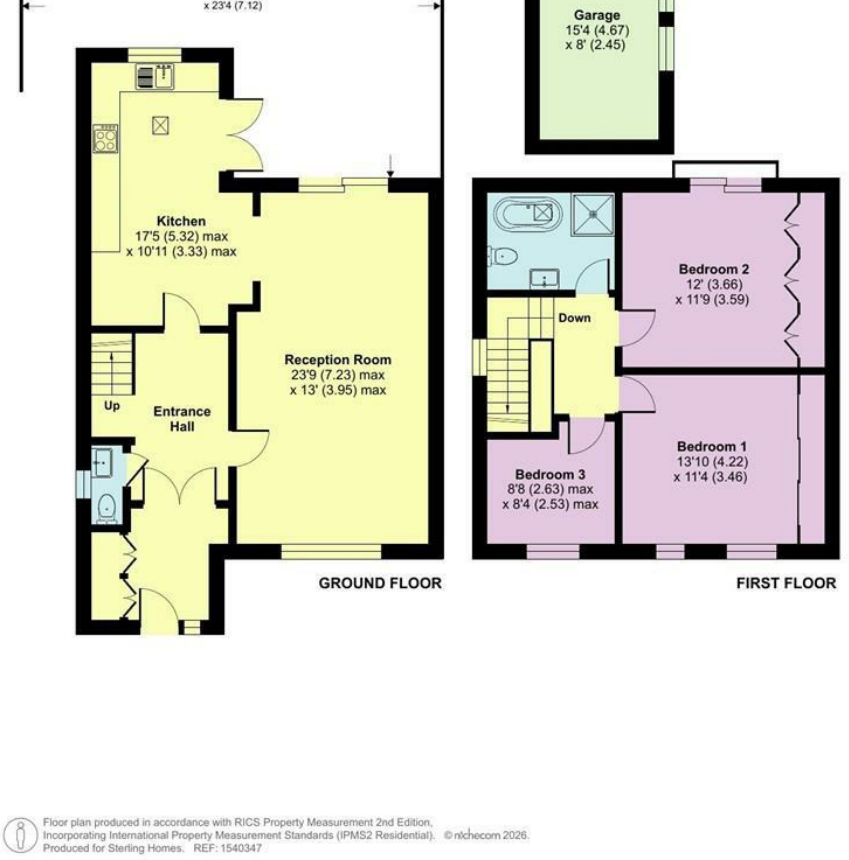
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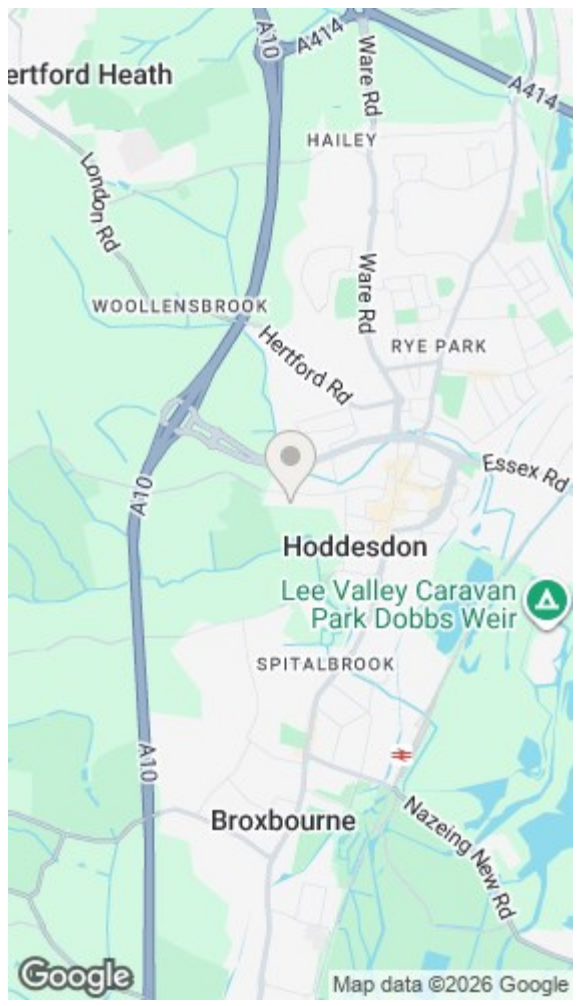
This exquisite property, proudly presented by Sterling Estate Agents, is a stunning three-bedroom family home boasting an impressive living space of approximately 1250sqft. Perfectly situated on the cusp of Hoddesdon Town Centre and adjacent to Barclay Park where the Southerly facing garden has gated access directly into it, this property offers a prime location for those seeking both convenience and luxury with stunning country views to the rear and ample scope to extend STNP.

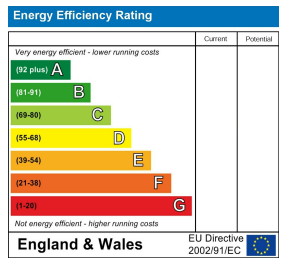


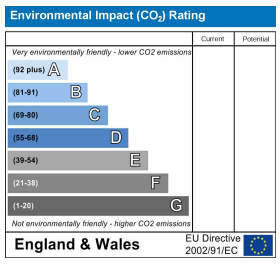
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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A rare chance to purchase a stunning semi detached family home with scope to convert the attic SNTP





The Property
Located on the edge of Barclay Park in Hoddesdon, this property boasts an elegant reception room, a well-equipped kitchen with underfloor heating, convenient downstairs WC, ample storage, and three generously sized bedrooms; two of which are doubles, with the larger double bedroom featuring a Juliet balcony overlooking the park. Externally the property benefits from a driveway, a converted garage and a good-sized garden that opens out onto the park itself.

The Location
Rosehill Close is a highly regarded and prestigious location that is sure to impress. The proximity to Hoddesdon Cricket Club, tennis courts and Hoddesdon High Street & Town Centre, with its array of shops, restaurants, pubs, good schools, and excellent transport services, make this property an exceptional opportunity not to be missed.

Agents Information For Buyers
Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please note that on occasion we may use AI to enhance our photography.
Please be aware, should you wish to make an offer for this property, we will require the following

information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers should an offer be accepted. The charge for this is £75 plus VAT per person.

Unfortunately we will not be able to progress negotiating any offer unless we have ID, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable and you understand this is non refundable in any event.





