



VIA PROPERTIES



Middlefield Road |  
Hoddesdon | EN11



**\*\* VIEWINGS TO TAKE PLACE ON 4TH MAY - PLEASE REGISTER VIA EMAIL \*\* VIA Properties are pleased to present this two bedroom bungalow located a short walk from Hoddesdon Town Centre**

*Flexibility on furniture | Short walk from Rye House Train Station | Drive for parking | Short walk from Hoddesdon Town Centre | Gas central heating | Large garden*

**Asking price of £1,500 per month**

VIA Properties are pleased to present this two bedroom bungalow located a short walk from Hoddesdon Town Centre  
**IMPORTANT:** Please only enquire if you can fulfil the following reference and affordability criteria as set out by our referencing company. - Collective Gross Income of 30 x the monthly rent quoted, ie, if the rent is £1000 per calendar month then the prospective household's total income needs to be in excess of £30,000 per annum. This can be £15,000 each if there are 2 x people applying. - NO CCJs



(County Court Judgements), IVAs (Individual Voluntary Arrangements) or any history of bad or adverse credit - A positive Landlord and or current or prior letting agency reference (if applicable) You may be asked to provide a \*guarantor that will also need to be processed by our referencing company. \*A guarantor's income needs to be 3 x the annual rent, ie, if the rent is £1000 per calendar month then the prospective guarantors' total income should be in excess of £36,000 per annum. Please seek further advice if you are 'self-employed', sole trader or director of a company. We state this as our landlords require rent guarantee and legal protection that can only be offered if prospective tenants have passed referencing. We would suggest that you check your own credit score with one of the main credit reporting companies. **THE PROPERTY COMPRISES OF:** Two double bedrooms Good-size bathroom with bath & shower combination Fully fitted kitchen Large living room Private garden **THE LOCATION:** The property is well placed for local schools including Forres Primary School and The John Warner Secondary School From the property you can walk to Rye House train station with service into London Liverpool Street, Tottenham Hale and Stratford. Convenient for the A10 / A414 and many local shops **FURTHER DETAILS:** Tenants are responsible for the following: - Council tax - Electricity usage - Gas usage - Water usage Please call for further details or to arrange a viewing. **Visit us or email us at:** Please call for further details or to arrange a viewing 74

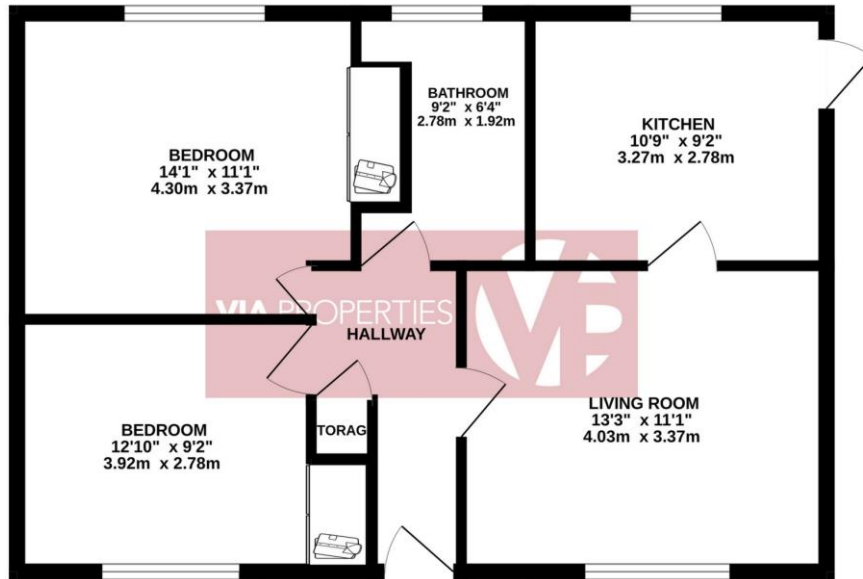


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GROUND FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 592 sq.ft. (55.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix (2023)

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74 High Street, Hoddesdon, EN11  
01992443399 | info@viavia.co.uk | www.viavia.co.uk



Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.