



ABSOLUTE
PROPERTY

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51 Dymokes Way, Hoddesdon
EN11 9NA
£300,000

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £300,000.

Absolute Property are pleased to offer this 3 bedroom semi detached house. Situated in a sought-after residential area of Cheshunt, this three-bedroom semi-detached property on Dymokes Way presents an excellent opportunity for buyers looking to modernise and add value. Offered for sale via auction, the property is ideal for investors, developers, or families seeking a project with strong potential.

The accommodation comprises a spacious living room, a separate kitchen/dining area, and three well-proportioned bedrooms, along with a family bathroom. Externally, the property benefits from a private rear garden and off-street parking.

Conveniently located close to local amenities, schools, and transport links, this property combines potential with a desirable location.



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An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
100-120 kWh/m ² (A)	100-120 kWh/m ² (A)	100-120 g/m ² (A)	100-120 g/m ² (A)
120-135 kWh/m ² (B)	120-135 kWh/m ² (B)	120-135 g/m ² (B)	120-135 g/m ² (B)
135-150 kWh/m ² (C)	135-150 kWh/m ² (C)	135-150 g/m ² (C)	135-150 g/m ² (C)
150-180 kWh/m ² (D)	150-180 kWh/m ² (D)	150-180 g/m ² (D)	150-180 g/m ² (D)
180-220 kWh/m ² (E)	180-220 kWh/m ² (E)	180-220 g/m ² (E)	180-220 g/m ² (E)
220-255 kWh/m ² (F)	220-255 kWh/m ² (F)	220-255 g/m ² (F)	220-255 g/m ² (F)
255-300 kWh/m ² (G)	255-300 kWh/m ² (G)	255-300 g/m ² (G)	255-300 g/m ² (G)

For energy efficiency - higher ratings indicate better energy efficiency.
 For environmental impact - lower ratings indicate lower CO₂ emissions.