



- Chain-free 4/5 bedroom semi-detached chalet bungalow
- Spacious lounge and versatile dining room/bedroom
- Impressive entrance hallway, first floor landing, and ground floor cloakroom
- Stunning south-facing garden with direct access to Barclay Park
- Exceptional kitchen/diner with integrated appliances
- Master bedroom with en-suite and superb family bathroom/W.C.
- Large block paved driveway for ample parking and garage
- Walking distance to Hoddesdon town centre (0.8 miles)

### Property Information

Tenure  
Freehold

Council Tax  
F

EPC Rating  
C

Local Authority  
Broxbourne Borough Council



 paulwallace  
estate agents

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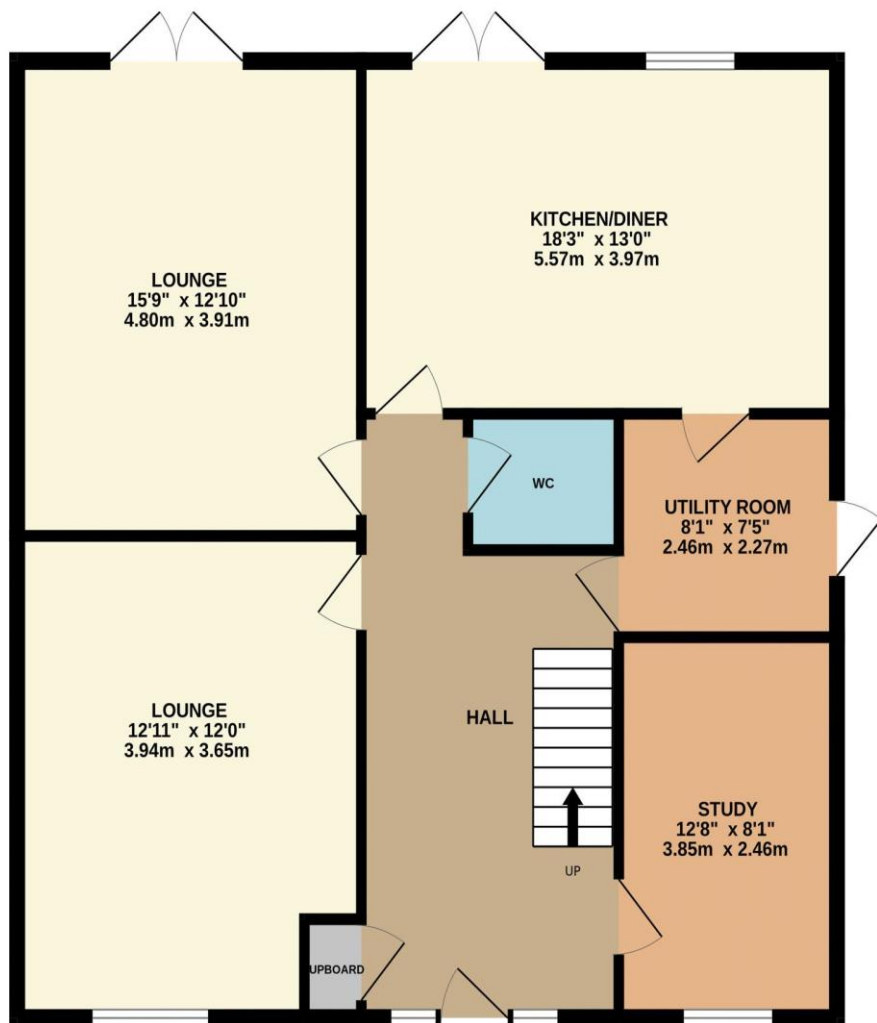
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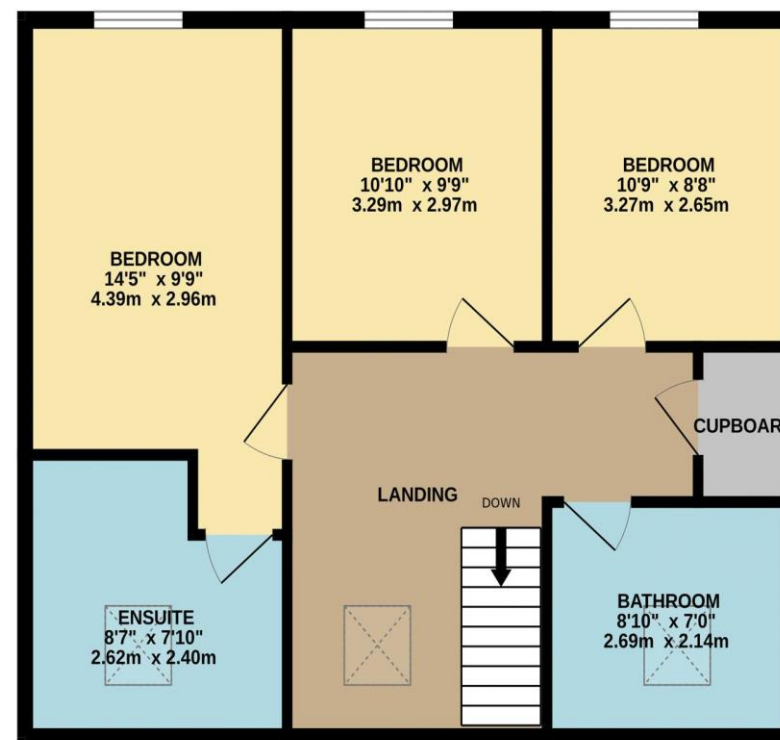
paulwallace



GROUND FLOOR  
970 sq.ft. (90.1 sq.m.) approx.



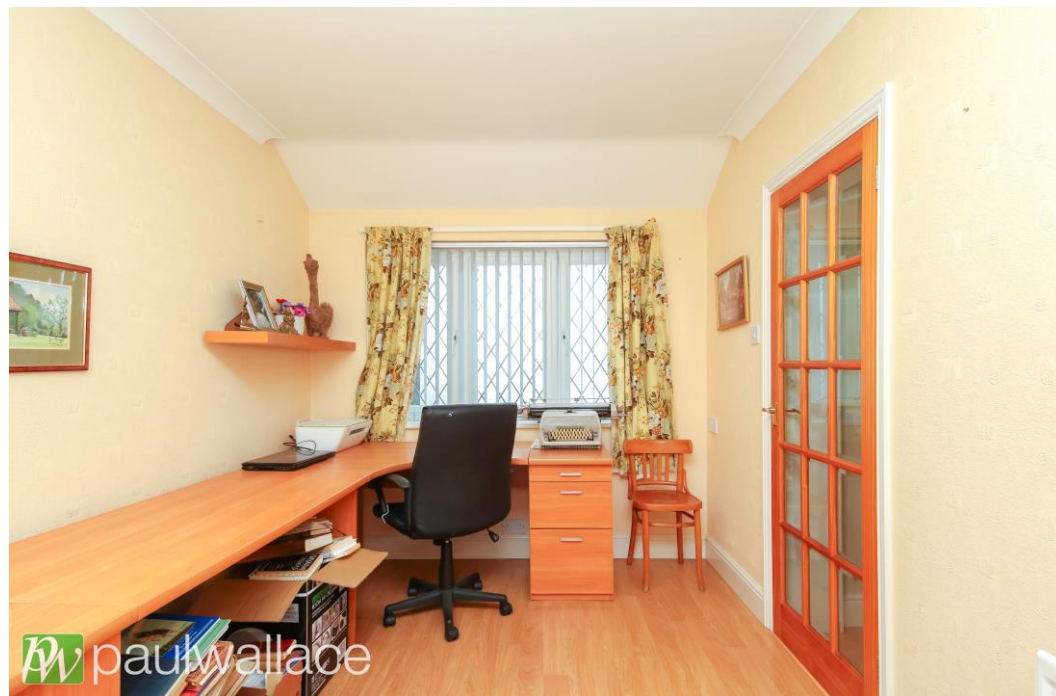
1ST FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 1648 sq.ft. (153.1 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.

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### Opening Times

|       |               |
|-------|---------------|
| Mon   | 9am to 6.30pm |
| Tues  | 9am to 6.30pm |
| Wed   | 9am to 6.30pm |
| Thurs | 9am to 6.30pm |
| Fri   | 9am to 6.30pm |
| Sat   | 9am to 5.00pm |
| Sun   | Closed        |



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. Potential buyers are advised to recheck the measurements.