



Glendale Avenue Road, Hoddesdon EN11 0BA

Welcome to Glendale Avenue Road, Hoddesdon

WILLIAM H BROWN are pleased to offer for sale this spacious and well-presented **DETACHED BUNGALOW** offering **3 BEDROOMS, EN SUITE SHOWER, WET ROOM** and **DETACHED GARAGE** situated in a private turning, within the popular **Lea Valley Regional Park** area.



Accommodation Comprises

Main front door to:

Entrance Hall

Radiator, LED lighting, coving to ceiling, storage cupboard, door to:

Lounge

19' 1" x 13' 11" (5.82m x 4.24m)
Casement doors with side lights to rear garden, power points, wall light points, radiator, Amtico flooring. Door to:

Dining Area

8' 8" x 8' 3" (2.64m x 2.51m)
Door and window to side aspect. Amtico flooring.

Kitchen Area

10' 9" x 8' 4" (3.28m x 2.54m)
A range of modern wall cupboards, ample work surfaces, sink unit, fitted hob, extractor fan, built in integrated dishwasher and washing machine, partly tiled walls, integrated oven, microwave and fridge freezer, window to side aspect.

Bedroom 1

13' 6" x 10' 5" (4.11m x 3.17m)
Window to front aspect, radiator, fitted chest of drawers, Amtico flooring, door to:

En Suite Shower Room

Fully tiled shower cubicle, double sink unit with vanity below, low level WC, tiled walls, LED lighting, electric chrome towel rail, window to side aspect.

Bedroom 2

13' max into door recess x 11' 11" max (3.96m max into door recess x 3.63m max)
Window to front aspect, radiator, built in wardrobes, fitted chest of drawers. Power points, radiator.

Bedroom 3

8' 11" x 9' 3" (2.72m x 2.82m)
(currently used as a dining room). Window to side aspect, radiator, power points.



Wet Room

Wall mounted sink unit, low level WC, heated chrome towel rail, window to side aspect, LED lighting, fully tiled walls, wall mounted shower unit.

Exterior

Rear garden with patio area, lawned area, mature flower borders. Water ofterner and outside hot and cold tap to side of bungalow.

Detached Garage

With light and power connected. Front and side doors.

Front Garden

Ample off street parking.



Welcome to

Glendale, Avenue Road Hoddesdon

- Detached Bungalow
- Spacious Living Accommodation Throughout
- Three Bedrooms
- En Suite Shower Room & Wet Room
- Detached Garage

Tenure: Freehold EPC Rating: Awaited

Price

£575,000



Total Room area: 927.5 sq ft (1,185 sq ft) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), openings and orientation are approximate. The details are not guaranteed. They cannot be used as a basis for any purchase and they do not form part of any agreement. The details are subject to any error, omission or misstatement. It is the buyer's responsibility to verify the details. Reviewed by: www.hoddesdon.co.uk



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Property Ref:
HSD112242 - 0004

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