



Chilterns Avenue Road, Hoddesdon EN11 0BA

welcome to

Chilterns Avenue Road, Hoddesdon

WILLIAM H BROWN are pleased to offer for sale this THREE BEDROOM DETACHED BUNGALOW with PRIVATE DRIVE and GARAGE, in need of modernisation, situated in a private road and within easy access to Hoddesdon, Roydon & Harlow. VACANT POSSESSION.





Accommodation Comprises

Entrance Hall

Lounge / Diner

22' 8" max narrowing to 14' 2" x 19' 2" (6.91m max narrowing to 4.32m x 5.84m)

Kitchen

10' 8" x 8' 2" (3.25m x 2.49m)

Bedroom 1

13' 5" x 11' 9" (4.09m x 3.58m)

Bedroom 2

13' 7" x 10' 8" (4.14m x 3.25m)

Bedroom 3

8' 8" x 11' (2.64m x 3.35m)

Bathroom

Exterior

Agents Note

Total : 107.5 sq.m. (1,157 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Chilterns Avenue Road, Hoddesdon

- Three Bedroom Detached Bungalow
- Driveway & Garage
- Vacant Possession
- Private Road
- Accessible to Harlow Town & Roydon Village

Tenure: Freehold EPC Rating: D

guide price

£500,000



view this property online williamhbrown.co.uk/Property/HSD110510

Please note the marker reflects the postcode not the actual property



Property Ref:
HSD110510 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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