



**Shepherds**

Property Sales & Lettings

Warners Avenue | Hoddesdon | EN11 8LP | £599,995





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# Warners Avenue | Hoddesdon | EN11 8LP

A detached bungalow in a prestigious location on the borders of Broxbourne and Hoddesdon. The property has two bedrooms, a large living/ dining room, kitchen/breakfast room, entrance hall, inner lobby and a shower room. The property benefits from gas central heating, UPVC double glazing, detached garage and a driveway.

A number of properties in this area have been extended to the front, rear and side over the years, this would still be subject to planning permission.

Warners Avenue is a popular residential area which is within walking distance of Hoddesdon Town centre, Barclay Park and Country Walks. Broxbourne Station can also provide a rail service to London's Liverpool Street Station that takes about 26 minutes at peak times.

## Nearest stations

Broxbourne (0.7 mi) : Rye House (1.6 mi) : St. Margarets (Herts) (2.6 mi)

Distances are straight line measurements from centre of the postcode.

## Connected Amenities

Gas, Electric, Water, Drainage

- Detached Bungalow
- Family Kitchen Breakfast
- Gas Central Heating
- CHAIN FREE
- Shower Room
- Double Glazing
- 2 Bedrooms
- Garage & Driveway
- Room to Extend SSTP



Entrance Door

Hallway

9'9 x 6'1

Living/Dining Room

20'6 x 13'2

Kitchen/Breakfast

10' x 9'4

Inner Hall

Bedroom One

12' x 11'1

Bedroom Two

11'3 x 8'1

Shower Room

8'1 x 6'11

Exterior

Front Garden

Driveway

Garage

17'6 x 8'3

Rear Garden

Side Garden





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Tenure : Freehold  
Council: Broxbourne Borough  
Tax Band: E





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## Warners Avenue, Hoddesdon



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### **CHESHUNT**

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

### **HODDESDON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)



**FINE & COUNTRY**

