



**Shepherds**

Property Sales & Lettings

Warners Avenue | Hoddesdon | EN11 8LP | £585,000





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The image shows a bright, empty room with a wood-paneled ceiling and light-colored walls. Two windows are visible, both with red curtains and white radiators below them. A doorway on the right leads to another room with a blue door and stained glass. The floor is covered in a pink carpet. Two light bulbs are visible on the ceiling.

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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



This floorplan is for guidance only and may not be accurate. Shepherds have added the furniture as a visual guide only and the items shown will not be included within the sale of the property. The property is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd





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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**

