













## 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

CHAIN FREE

2 Bedrooms

• Family Kitchen Breakfast

Shower Room

Garage & Driveway

Gas Central Heating

Double Glazing

Room to Extend SSTP





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: Е



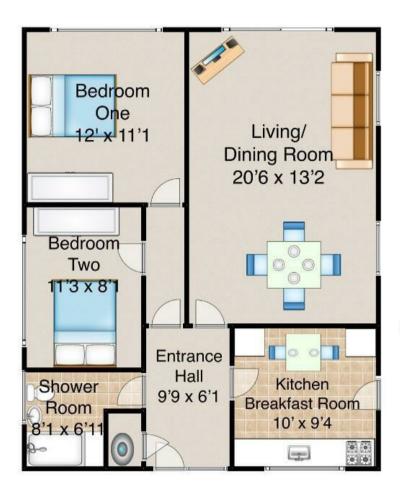








# Warners Avenue, Hoddesdon





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### **CHESHUNT**

1 High Street, Cheshunt EN8 OBY

Sales: 01992 637351 Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

### **HODDESDON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044 Lettings: 01992 449501

enquiries@shepherdsestates.co.uk











