



Shepherds
Property Sales & Lettings



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Ware Road | Hoddesdon | EN11 9EX | £765,000



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This delightful dormer detached bungalow built in 1934, offers a perfect blend of classic character and modern convenience. With five bedrooms, including three conveniently located on the ground floor, this property is ideal for families or those seeking ample space for guests.

The bungalow boasts two large reception rooms, providing generous areas for relaxation and entertaining. Natural light floods these spaces, creating a warm and inviting atmosphere. The two well-appointed bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household.

The property benefits from gas central heating to radiators, mains electric, drainage and water. The property has double glazed windows.

Outside, the property features a substantial driveway that can accommodate up to four vehicles, a rare find in this area. The stunning large garden at the rear is a true highlight, offering a peaceful retreat for outdoor activities or simply enjoying the fresh air. Additionally, the garden is equipped with three sheds, all with electricity connected, providing excellent storage solutions or potential for creative projects.

Hoddesdon itself is a popular historic market town, known for its vibrant community and rich heritage. The town is well-connected, with its own railway station providing direct access to Tottenham Hale and London’s Liverpool Street Station, making it an excellent choice for commuters.

This charming bungalow presents a wonderful opportunity to enjoy comfortable living in a sought-after location. With its spacious layout, beautiful garden, and convenient amenities nearby, it is a property not to be missed.



- Detached Extended Bungalow
- 5 Bedrooms
- Kitchen
- Large Garden with covered barbeque area
- Gas Central Heating
- 2 Large Reception Rooms
- 2 Bathrooms & Cloakroom
- Utility Room
- Large Own Driveway With Parking For Several Vehicles
- Double Glazing



Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.



Tenure :
Council:
Tax Band:

Freehold
Broxbourne Borough
F

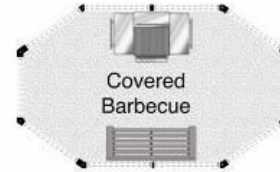




Entrance Door	Bedroom Three
Hallway	21'5 max x 8'19
Bedroom Two	En-Suite Shower
12' +wds x 11'3	6'3 x 5'4
Bedroom Four	First Floor Accommodation
10'2 x 8'7	Landing
Bath/ Shower Room	Bedroom One
10'10 x 5'1	18'6 x 12'6
Kitchen	Bedroom Five
16'1 x 7'4	9'4 x 9' max
Dining Room	Cloakroom
16'9 x 15'	Exterior
Utility Room	Large Front Driveway
8'2 x 6'4	Large Rear Garden
Living Room	Covered Barbecue
17'8 x 16'11	3 Sheds
Dressing Room/ Lobby	



Ground Floor



Ware Road
Hoddesdon

This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd.



First Floor



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FINE & COUNTRY

