

Shepherds
Property Sales & Lettings

Ware Road I Hoddesdon I EN11 9EX I £619,995


Shepherds
Property Sales & Lettings




Shepherds
Property Sales & Lettings


Shepherds
Property Sales & Lettings



Shepherds

Property Sales & Lettings

Ware Road I Hoddesdon I EN11 9EX

This charming well proportioned rarely available Detached Bungalow is located on Ware Road, and occupies an approximate fifth of an acre plot with a delightful well stocked and neatly tended rear garden, plus a generous own frontal drive way offering off street parking facilities that could accommodate up to five/six vehicles, along with a attached Garage for additional storage or secure parking.

The property has been in the same family ownership for some years and really does offer excellent potential for extension, and for purchasers whom wishing to design and create an ideal family home for themselves.

The well proportioned accommodation offers: Entrance Hall, Cloakroom, Two Double Bedrooms, Large Living / Dining Room with delightful garden views through the Conservatory to rear, Separate T.V. / Family Room, Good size Kitchen, Bathroom, Gas central heating and Double glazing.

Located just to the North of Hoddesdon Town centre and its excellent choice of independent shops, an array of supermarkets, restaurants, transport and leisure facilities, twice weekly out door market and vibrant town center culture.

In summary, this delightful Detached Bungalow presents a wonderful opportunity for anyone seeking to create a dream home in a desirable location, with its spacious living areas, ample parking and charming gardens and huge potential, it is a property not to be missed.

Mains gas, mains electricity, mains drainage and water are all connected

- Detached Bungalow
- Approximate 0.2 of an Acre Plot
- Excellent Potential for extension
- Large attractive rear garden
- Garage and numerous off street parking potential
- Two Double Bedrooms
- Bathroom and Separate Cloakroom
- Gas Central Heating
- Chain Free





Entrance Porch
4'11 x 3'4

Entrance Hall
16'5 x 3'6 widening to 4'3

Cloakroom
5'7 x 4'3

Living/ Dining Room
22'3 x 19'5 shape narrowing 10'6

Conservatory/ Leanto
12'2 x 6'11

TV/ Family Room
12'5 x 11'3

Kitchen
14'5 x 8'7

Bedroom One
13'2 x 11'4

Bedroom Two
12' x 11'

Bathroom
7'8 x 6

Garage attached at side
22'6 x 8'7 widening to 10'7

Driveway to front parking for 4 to 6 cars

Rear Garden











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.

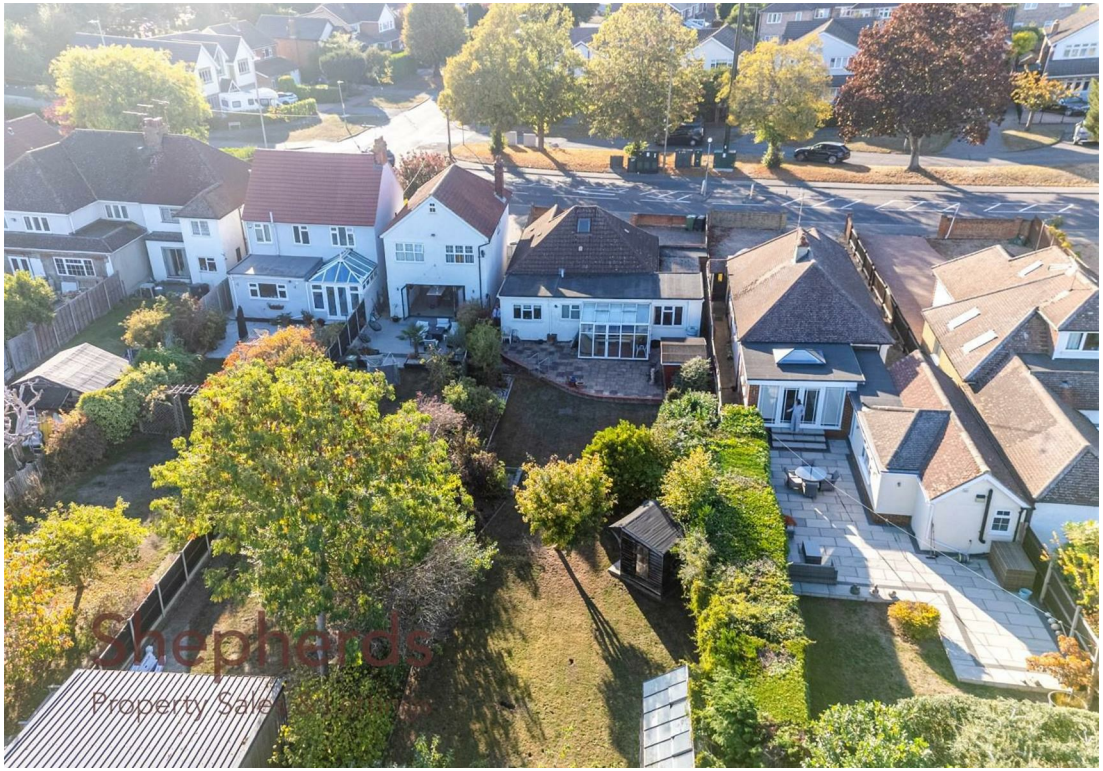
2 1 3 D

Tenure :	**Freehold**
Council:	**Broxbourne**
Tax Band:	**F**

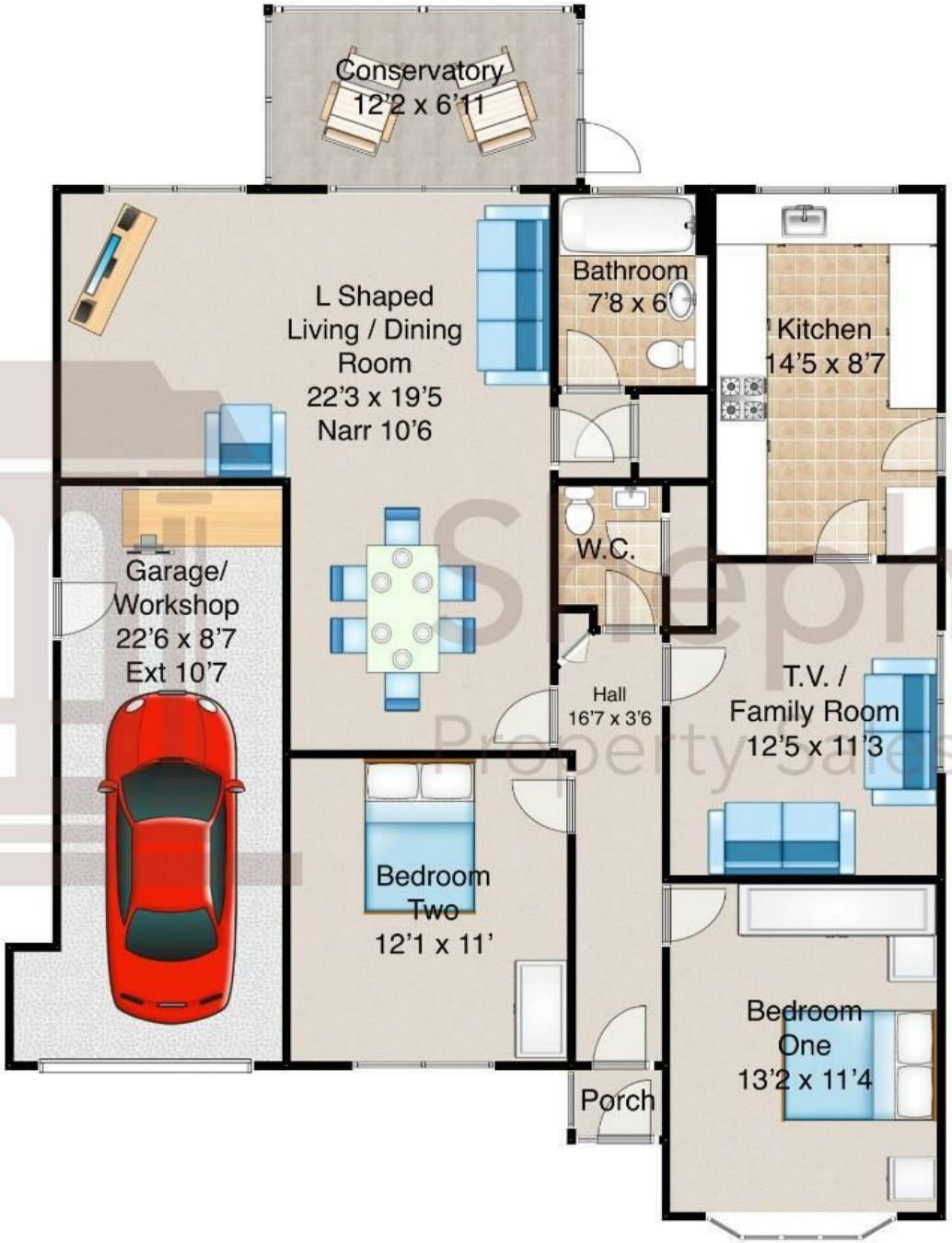

Shepherds
Property Sales & Lettings

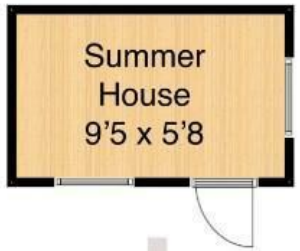


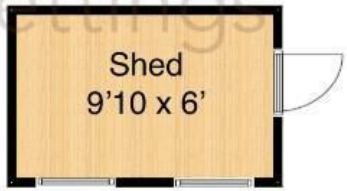

Shepherds
Property Sales & Lettings


Shepherds
Property Sales

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 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd.

Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

CHESHUNT
1 High Street, Cheshunt EN8 0BY

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



FINE & COUNTRY

THE GUILD PROPERTY PROFESSIONALS

naea | propertymark PROTECTED

arla | propertymark PROTECTED

The Property Ombudsman