

Warners Avenue,Hoddesdon EN11 8LP

william h brown

welcome to

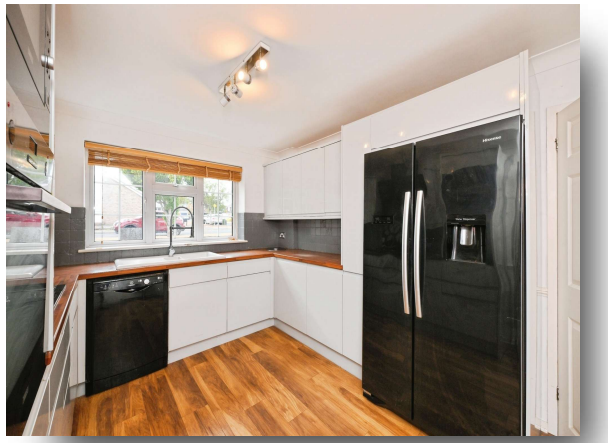
Warners Avenue,Hoddesdon

Extended detached 2 bedroom 2 bathroom BUNGALOW in prime location on the Hoddesdon/Broxbourne borders. Chain free.













Accommodation Comprises
Main front door leading to:

Entrance Porch
Doors to study, shower room, bedroom 2, lounge and kitchen.

Study
8' 6" x 5' 3" (2.59m x 1.60m)
Window to front aspect.

Shower Room
8' 7" x 6' 8" (2.62m x 2.03m)
Window to side aspect.

Bedroom 2
11' 5" x 11' 5" (3.48m x 3.48m)
Window to side aspect.

Bedroom 1
12' 2" x 11' 5" (3.71m x 3.48m)
Sliding doors to:

Dressing Area
8' 1" x 5' 7" (2.46m x 1.70m)
Access to:

En Suite Shower
8' 1" x 6' 8" (2.46m x 2.03m)
Window to rear aspect.

Conservatory
16' 2" x 12' 2" (4.93m x 3.71m)
Door to side aspect. Sliding doors to:

Lounge
20' 8" x 13' 4" (6.30m x 4.06m)
Two windows to side aspect.

Kitchen
15' 1" x 9' 11" (4.60m x 3.02m)
Window tofront aspect. Access to:

Hall
Doors to front, garage and rear access.

Garage
17' 1" x 8' 6" (5.21m x 2.59m)
Door to front and doors to rear aspect.

Rear Garden
Front Garden
Off street parking.

Agents Note
The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

welcome to

Warners Avenue, Hoddesdon

- DETACHED BUNGALOW
- EXTENDED
- 2 BEDROOMS 2 BATHROOMS
- LOUNGE AND CONSERVATORY
- FITTED KITCHEN

Tenure: Freehold EPC Rating: D
Council Tax Band: E

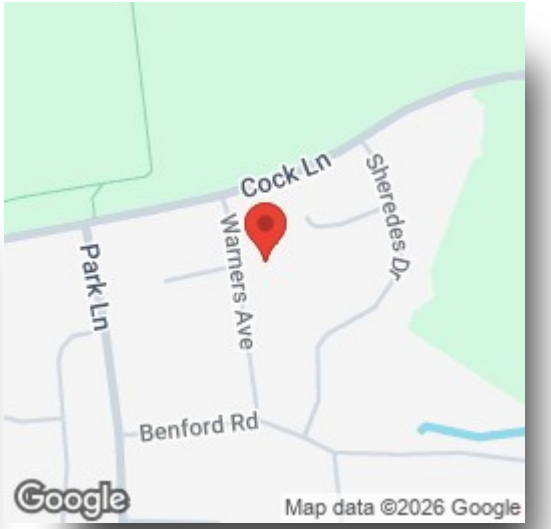
offers in excess of

£600,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BRX109934

The Property Ombudsman

Property Ref:
BRX109934 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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