



AVIA



PRESTIGE & VILLAGE

UK's finest properties

AVIA, DERBY ROAD, HODDESDON, EN11 0BG



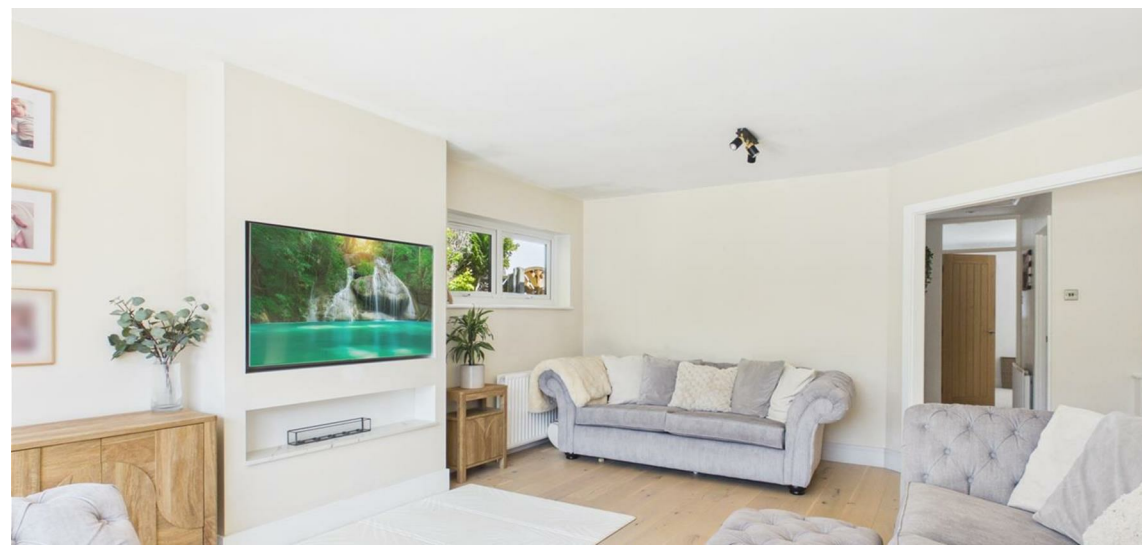
Guide Price £700,000 - £725,000!
Prestige & Village are delighted to offer this immaculately presented, three bedroom, detached bungalow set on a private cul-de-sac in Dobbs Weir. Renovated and extended to a high standard by the current owners, the property offers versatile and contemporary living accommodation, ample off street parking for multiple vehicles and is being offered CHAIN FREE!

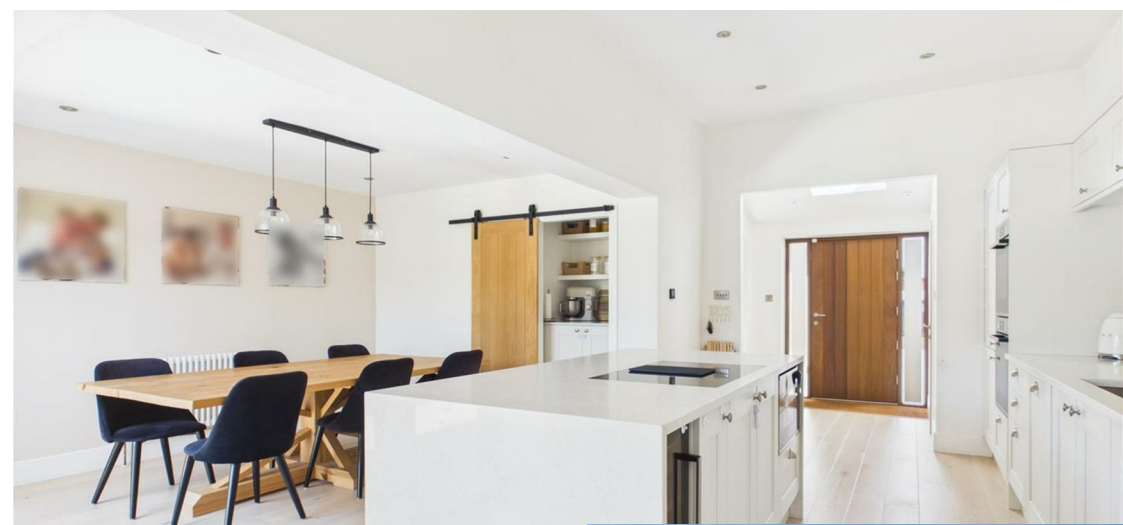
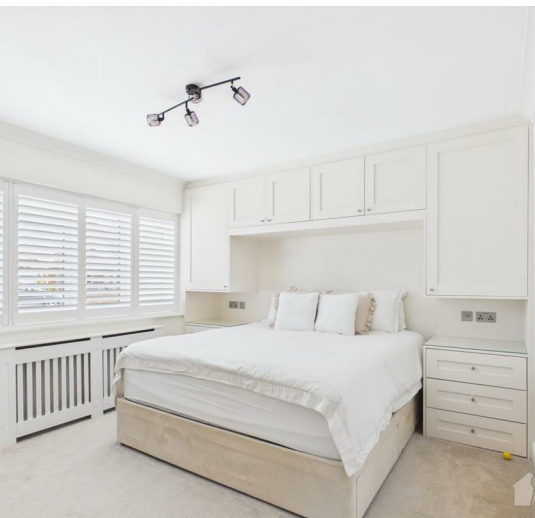
Early viewings are very highly recommended.





- Chain Free
- Detached Bungalow
- Extended and Renovated
- Three Bedrooms & Additional Office/Playroom
- Ample Off Street
- Open Plan Kitchen & Dining Area
- Viewing Recommended







ACCOMMODATION

COMPRISES:

ENTRANCE HALL

OPEN PLAN KITCHEN & DINING AREA

9'5" x 22'10" & 11'0" x 12'0" (2.87m x 6.96m & 3.35m x 3.66m; 0.00m)

LOUNGE

14' x 19'9" (4.27m x 6.02m)

BEDROOM

13'10" x 10'11" (4.22m x 3.33m)

BEDROOM

10'1" x 11'1" (3.07m x 3.38m)

BEDROOM

5'0" x 10'4" (1.52m x 3.15m)

BATHROOM

5'10" x 10'4" (1.78m x 3.15m)

UTILITY ROOM

29'6" x 36'1" x 16'4" x 9'10" (9'11" x 5'3")

OFFICE/PLAYROOM

10'3" x 9'8" (3.12m x 2.95m)

REAR GARDEN





Epping Forest
Band E

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Why energy efficient - lower running costs				Why environmentally friendly - lower CO ₂ emissions			
101-155	A	73	78	101-155	A		
81-100	B			81-100	B		
61-80	C			61-80	C		
41-60	D			41-60	D		
21-40	E			21-40	E		
1-20	F			1-20	F		
1-20	G			1-20	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾

1444 ft²
134.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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PROPERTY@PRESTIGEANDVILLAGE.CO.UK

WWW.PRESTIGEANDVILLAGE.CO.UK