



Derby Road, Hoddesdon, EN11 0BG

Guide Price £700,000 - £725,000!

Geoffrey Matthew Estates 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.

Offers Over £700,000

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- Chain Free
- Bungalow
- Extended & Renovated
- Detached
- Three Bedrooms & Additional Office/Playroom
- Ample Off Street Parking

Entrance Hall

Open Plan Kitchen & Dining Area

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

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

10'10 x 7'8 (3.30m x 2.34m)

Bathroom

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

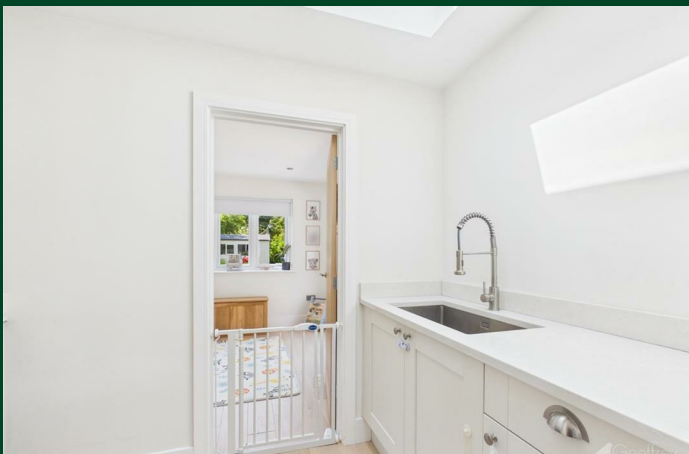
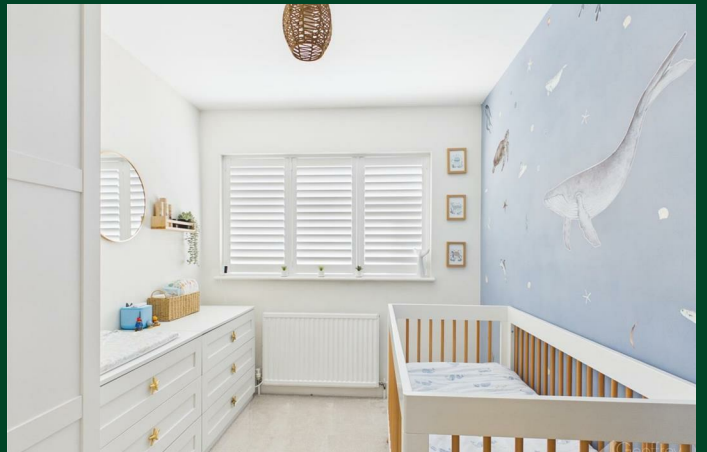
Utility Room

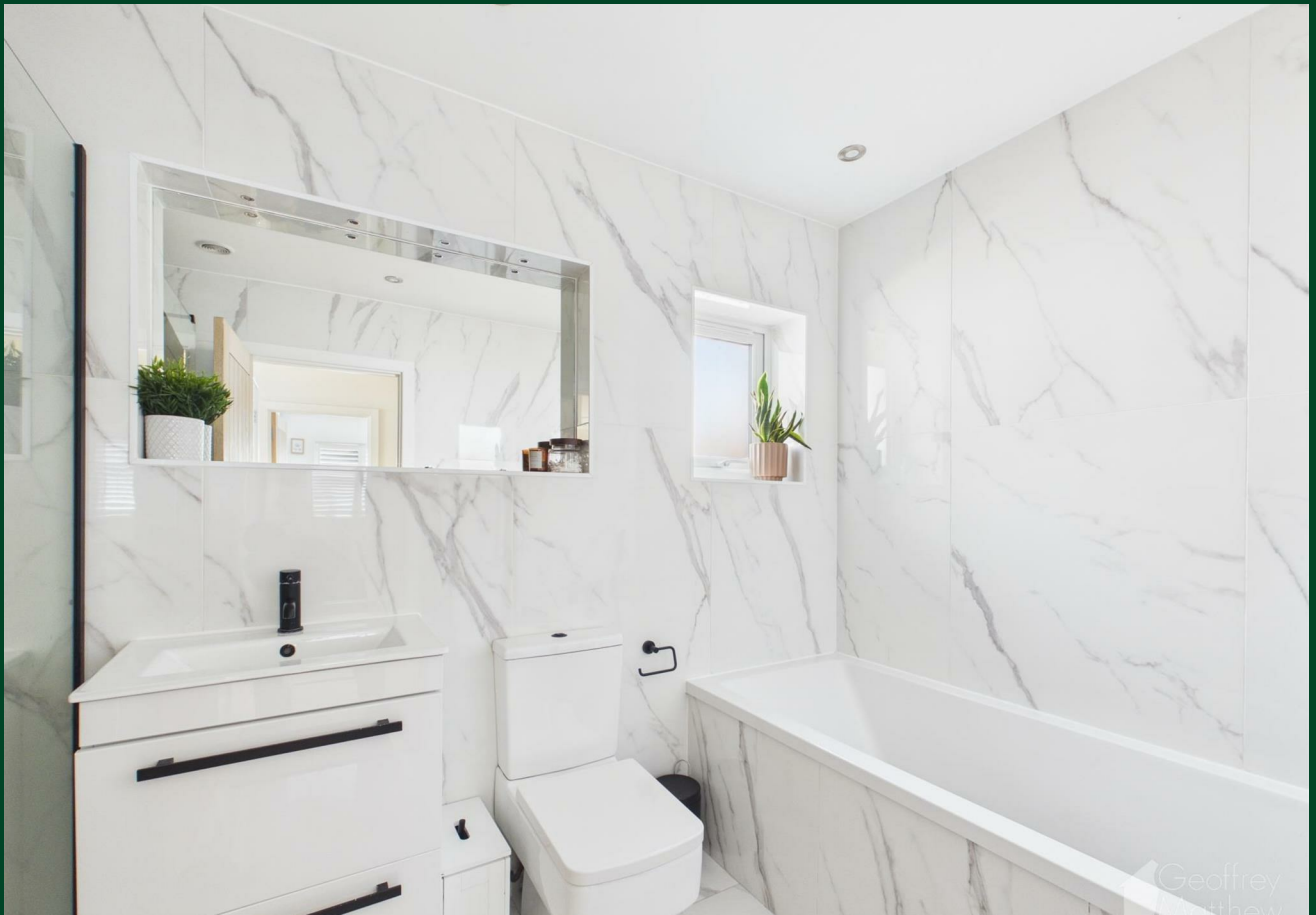
9'11 x 5'3 (3.02m x 1.60m)

Office/Playroom

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

Rear Garden





Floor Plan

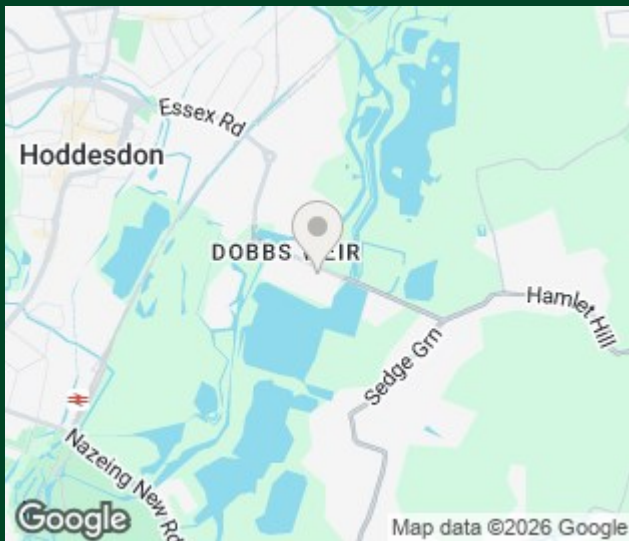


Approximate total area⁽¹⁾
1444 ft²
134.1 m²

(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



Council Tax Details

Epping Forest Band: E

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(81-91) A	
(81-91) B		(69-80) B	
(69-80) C		(55-68) C	
(55-68) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(1-20) F	
(1-20) G		Not environmentally friendly - higher CO ₂ emissions	
Not energy efficient - higher running costs			
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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