



102 Ware Road

Hoddesdon, EN11 9ET

Offers In The Region Of £475,000



KIRBY COLLETTI are delighted to offer this rarely available TWO DOUBLE BEDROOM SEMI DETACHED BUNGALOW which benefits from being CHAIN FREE!!

Located in this sought after position within a short walk to Local Shops, Parks, Rye House Station and Hoddesdon Town Centre with it's wealth all fantastic shopping facilities and restaurant's. Also a short drive to A10/M25.

Some of the many features include 22ft L -Shape Lounge/Diner, Conservatory, Shower Room & Separate W.C, uPVC Double Glazing, 97ft East Facing Garden, Garage & Long Driveway.

- CHAIN FREE
- TWO DOUBLE BEDROOMS
- GARAGE & LONG DRIVEWAY
- uPVC DOUBLE GLAZING
- RARELY AVAILABLE
- 22ft LOUNGE/DINER
- KITCHEN
- SEMI DETACHED BUNGALOW
- 97ft REAR GARDEN
- BATHROOM & SEPARATE W.C.



ACCOMMODATION

Entrance door to:

RECEPTION HALL

Access to loft. Night storage heater.

LOUNGE/DINER

22'4 x 19'3 at widest points (6.81m x 5.87m at widest points)

Side aspect uPVC double glazed window and rear aspect sliding patio door to Conservatory. Two night storage heaters.

CONSERVATORY

14'9 x 6 (4.50m x 1.83m)

Rear aspect uPVC double glazed windows and double doors to rear garden. Tiled floor.

KITCHEN

10'10 x 10'5 max (3.30m x 3.18m max)

Side aspect uPVC double glazed window and door to side driveway. Range of wooden fronted wall and base units with rolled edge worksurfaces over. Ceramic single drainer sink unit. Gas cooker. Plumbing for washing machine and slimline dishwasher. Storage cupboard. Airing cupboard. Tiled floor.

BEDROOM 1

12 x 10'3 (3.66m x 3.12m)

Front aspect uPVC double glazed window. Fitted wardrobes.

BEDROOM 2

12'7 x 9'2 (3.84m x 2.79m)

Front aspect uPVC double glazed window. Night storage heater.

SHOWER ROOM

5'6 x 5 (1.68m x 1.52m)

Side aspect uPVC double glazed window. Large shower tray with glazed sliding door. Wash hand basin with cupboard under. Heated towel rail. Tiled floor.

SEPARATE W.C.

5 x 2'9 (1.52m x 0.84m)

Side aspect uPVC double glazed window. Fully tiled walls and floor. Low level W.C.

OUTSIDE

FRONT GARDEN

Long driveway to side leading to entrance door and Garage. Gate to rear garden.

GARAGE

Up and over door . Power and light connected.

REAR GARDEN

East Facing . Approx. 97ft deep. Paved patio leading to lawn. Mature shrub borders and Apple tree.

NOTES

Council Tax BAND D - For 2022/23 is £1900.55



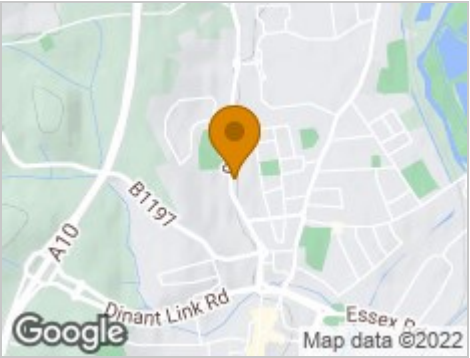
Road Map



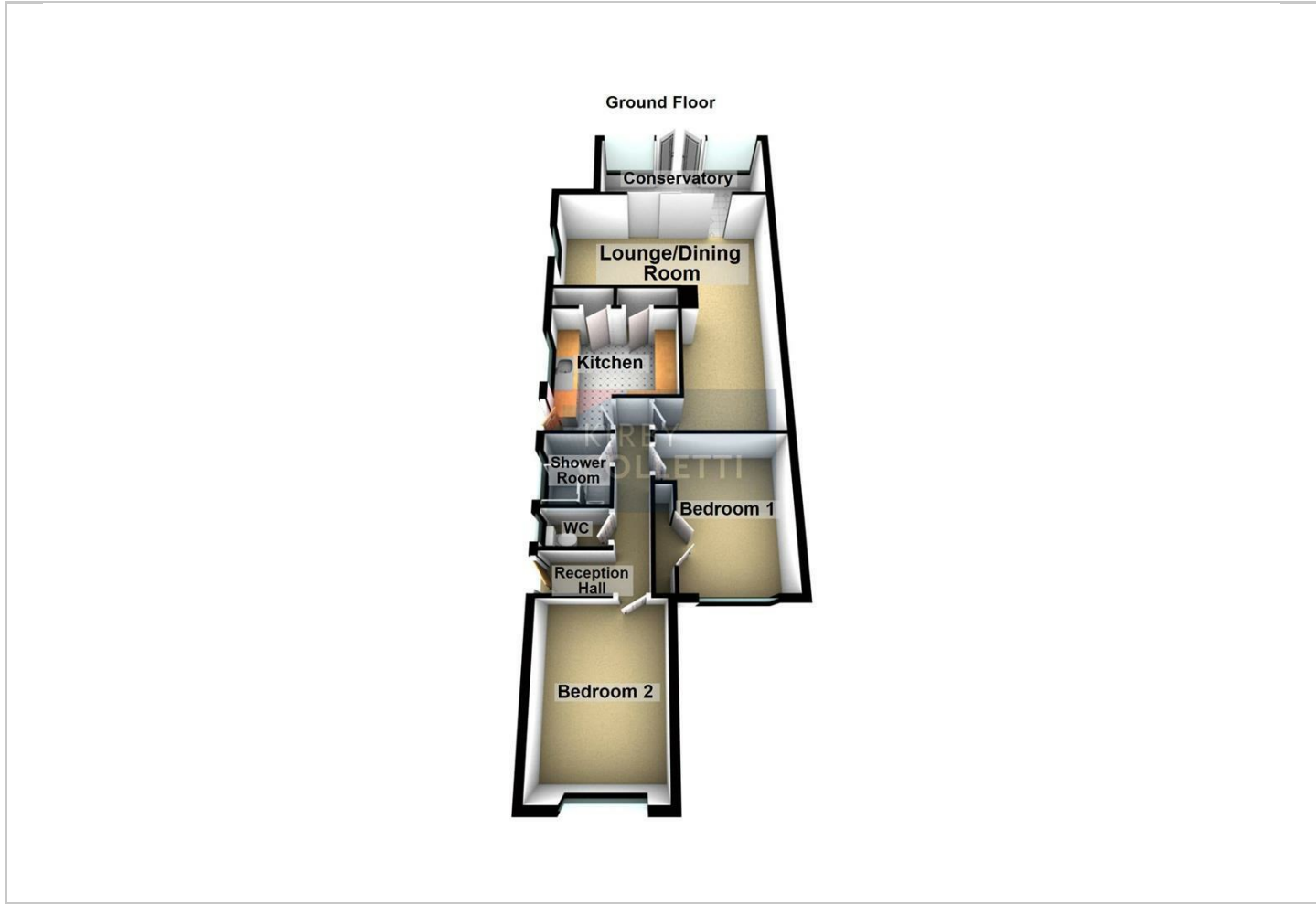
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

