



Robert Barclay Bungalow Cock Lane

Hoddesdon, EN11 8JY

Offers In Excess Of £350,000



**** CHAIN FREE - FOR SALE BY INFORMAL TENDER **** A unique opportunity to acquire this **THREE BEDROOM DETACHED BUNGALOW** which is located within moments walk to Barclay Park and Hoddesdon Town Centre. Also just over a mile to Broxbourne Railway Station with its excellent rail links into London.

The property offers an 18ft Living Room, 15ft Kitchen/Breakfast Room, Gas Heating to Radiators, uPVC Double Glazing, South Facing Rear Garden, Shower Room/W.C. and the property is subject to a restrictive covenant and is not be used for any purpose other than for private residential occupation by one family.

- CHAIN FREE
- 18ft LIVING ROOM
- UPVC DOUBLE GLAZED WINDOWS
- CLOSE TO HODDESDON TOWN CENTRE
- FOR SALE BY INFORMAL TENDER
- 15ft KITCHEN/DINER
- SHOWER ROOM/W.C
- THREE BEDROOM DETACHED BUNGALOW
- GAS CENTRAL HEATING
- SOUTH FACING REAR GARDEN



ACCOMMODATION

Entrance door to:

LIVING ROOM

18'1 x 15'3 at widest points (5.51m x 4.65m at widest points)

Dual aspect uPVC double glazed windows. Two radiators. Recessed ceiling spotlights. Door to inner hall. Doorway to:

KITCHEN/BREAKFAST ROOM

15'4 x 10 (4.67m x 3.05m)

Dual aspect uPVC double glazed windows and door to side. Range of wooden fronted wall and base units with worksurfaces over. Single drainer sink unit. Plumbing for washing machine. Built in electric oven. Recessed ceiling spotlights.

INNER HALL

14ft Long. Storage cupboards. Cupboard housing wall mounted gas boiler.

BEDROOM ONE

12'7 x 9'9 (3.84m x 2.97m)

Front aspect uPVC double glazed window. Built in wardrobe. Radiator.

BEDROOM TWO

11'2 x 9'9 (3.40m x 2.97m)

Front aspect uPVC double glazed window. Radiator.

BEDROOM THREE

9'9 x 6'8 (2.97m x 2.03m)

Front aspect uPVC double glazed window. Built in wardrobe. Radiator.

SHOWER ROOM / W.C

8'3 x 4'6 (2.51m x 1.37m)

Side aspect uPVC double glazed window. Disabled access shower. Low level W.C. Pedestal wash hand basin. Fully tiled walls.

OUTSIDE

REAR GARDEN

South facing paved patio and various shrubs. Paved courtyard to side leading to front pedestrian access.

FRONT GARDEN

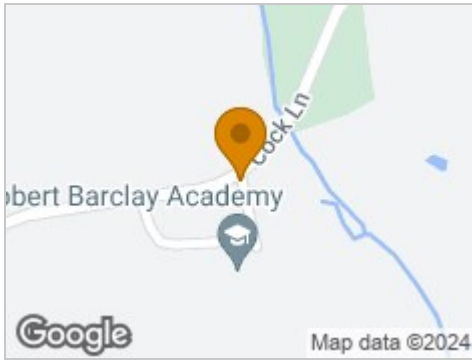
Laid to lawn.

AGENT NOTES

Front and rear boundaries to be confirmed. The property is subject to a restrictive covenant and is not be used for any purpose other than for private residential occupation by one family.



Road Map



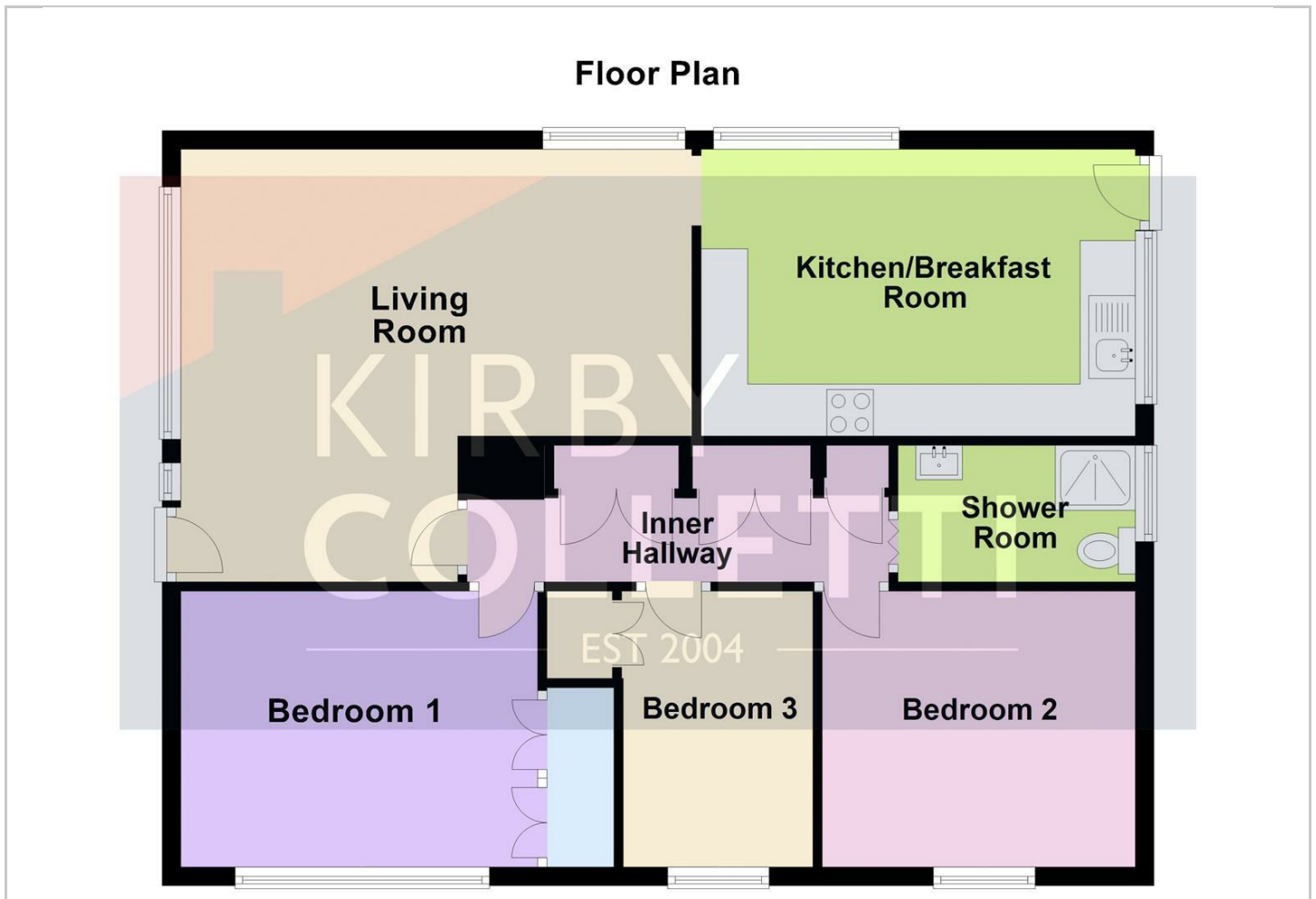
Hybrid Map



Terrain Map



Floor Plan

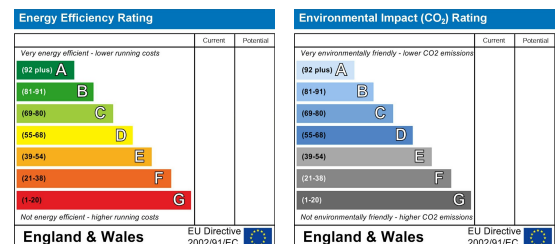


Viewing

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

Energy Efficiency Graph



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