



£650,000

High Wood Road, Hoddesdon



## High Wood Road, Hoddesdon, EN11 9AZ

Sitting proudly on the prestigious High Wood Road in Hoddesdon, Keith Ian are delighted to offer this recently refurbished three double bedroom chalet bungalow for sale. Boasting modernity inside and out, this wonderful example of open plan living truly needs to be seen to be appreciated. Downstairs offers excellent living accommodation; one double bedroom with an ensuite, a separate living area, a bright and airy open plan kitchen lounge diner, with a utility room adjacent. Upstairs, two further double bedrooms, one with an ensuite, and a family bathroom. Outside, the garden offers entertainment areas in the form of a patio area directly at the rear of the property, and a decked area at the end of the garden. To the front, a drive offering parking for up to 4 vehicles.

Hoddesdon is located 20 miles North of Central London and within easy reach of the capital and other large towns via its many road links such as the A10 and A414.

This market town boasts a superb array of amenities including supermarkets, boutique shops, restaurants and public houses. The River Lee runs through the town and provides scenic walks towards Ware and Broxbourne.

Broxbourne station is located under a mile from the property and offers fast services into Liverpool Street in around 28 minutes. Other services include trains to Stansted and Cambridge and services from Tottenham Hale across London.





**Accommodation Comprising:**

**Entrance Hallway**

**Lounge**

14'7 x 9'10

**Kitchen/ Family Room**

28'1 x 21'9 max (l-shaped)

**Utility Room**

9'4 x 9'3

**Bedroom**

17'8 x 8'9

**En-suite**

**Downstairs WC**

**Stairs To First Floor**

**Bedroom**

17'6 x 11

**En-suite**

**Bedroom**

16'2 x 8'11

**Family Bathroom**

14'7 x 6'7

**Garden**

**Council Tax**

Band E

Annual Charge £2,440.62 2023/2024

**what3words**

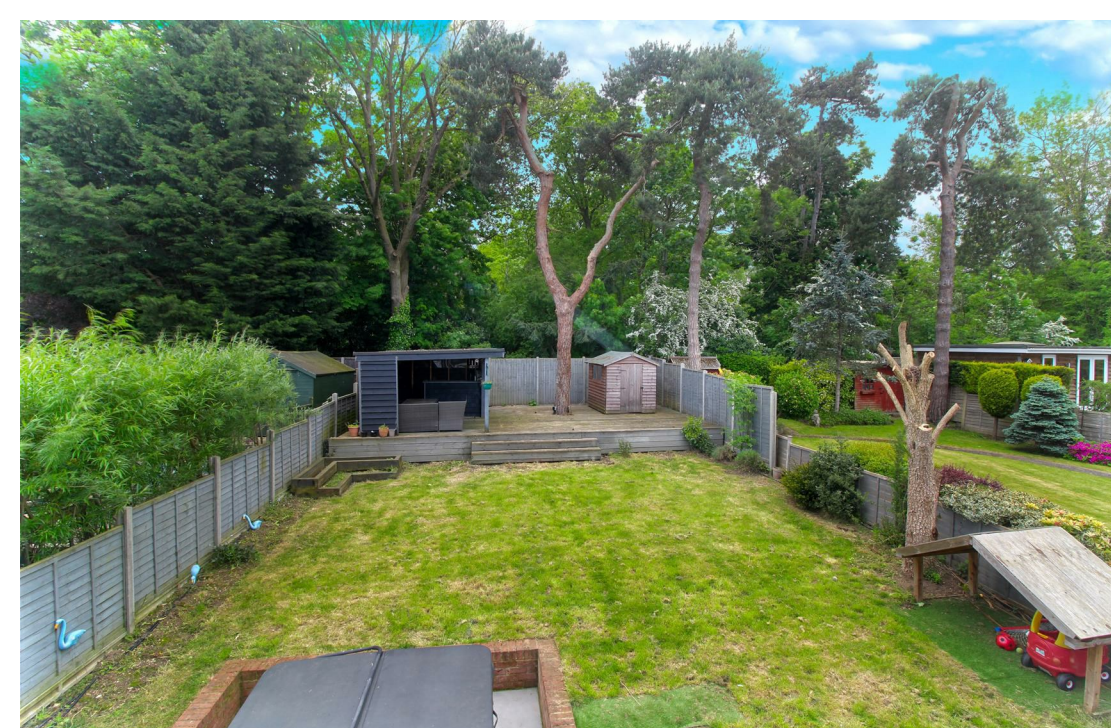
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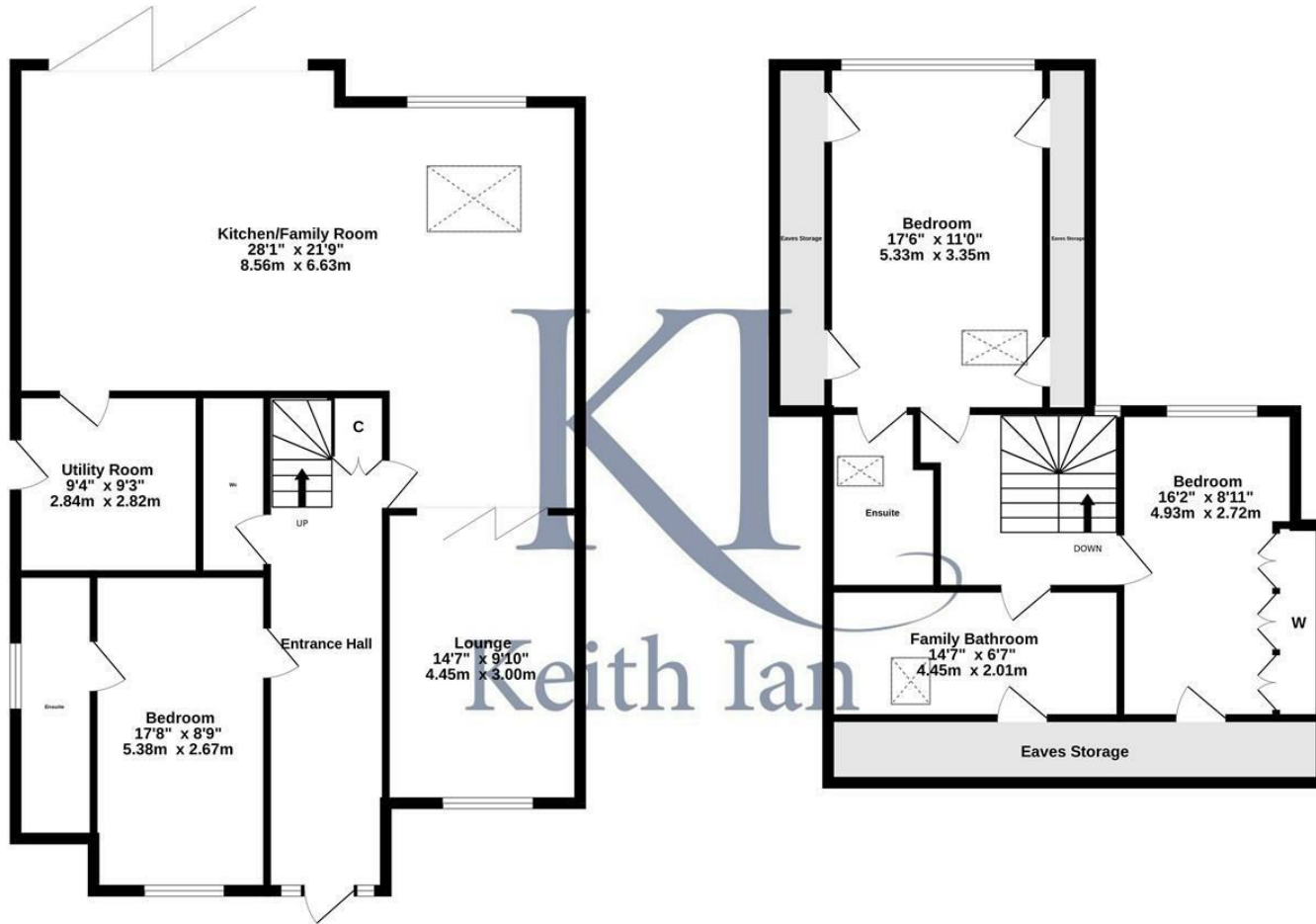






Ground Floor  
1117 sq.ft. (103.8 sq.m.) approx.

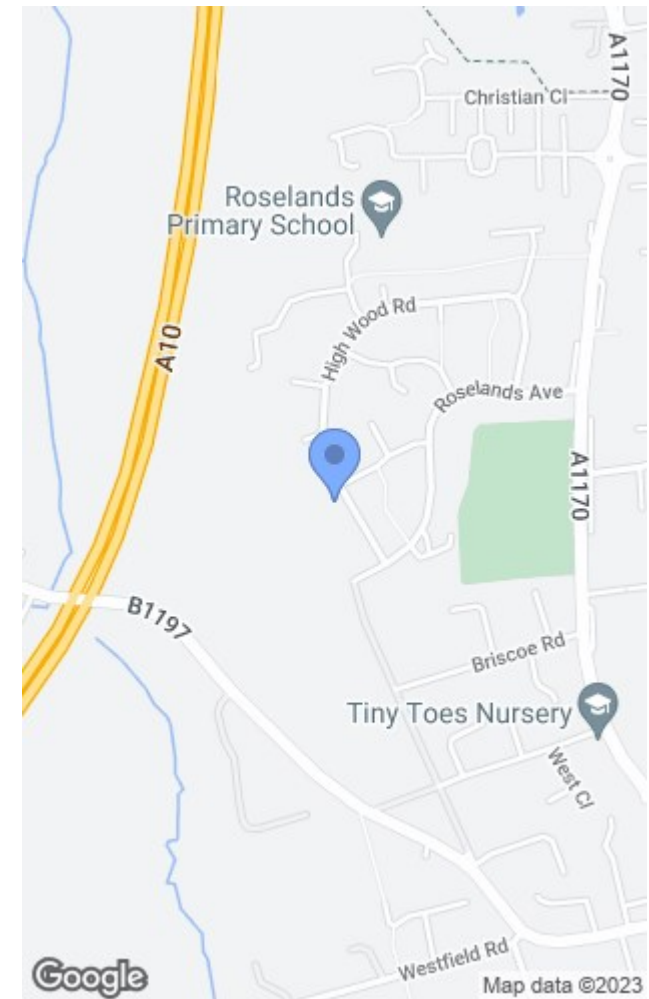
1st Floor  
742 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA : 1859 sq.ft. (172.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			50
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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