

3 Bedroom(s), Detached Bungalow, Freehold

Hoddesdon Crescent, Dunscroft.



- 3D Virtual Tour Available
- Modern and Stylish Kitchen
- Three Bedrooms
- Detached Garage and Driveway Allowing for Multiple Cars to Park
- Popular Location

- Charming and Well Presented Detached Bungalow
- Open Plan Lounge and Dining Room
- Modern Bathroom with Roll Top Bath
- Lovely Rear Garden with Sitting Areas, Summer House and Out Buildings

£210,000
For Sale

Book your viewing today Tel: 01302 247754

Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website... The 10 years we have lived here we have found it to be a quiet area with friendly neighbours with a private sunny garden at the back to sit & relax

Ground Floor

Floor Plan



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 82.41 sq ft
EXCLUDED AREAS: 3 BED 7.31 sq ft
TOTAL: 89.72 sq ft

Matterport

Open Plan Lounge and Dining Room



Kitchen



Bedroom



Bedroom/ Sitting Room



Bedroom



Bathroom



External

Front Aspect



Rear Garden





Summer House



Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - £830 Estimate

Average Annual Gas Bills - £880 Estimate

Average Annual Water Bills - £360 Estimate

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - Approximately 8 years

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - Approximately 8 years

Boiler Location - Entrance Hallway storage cupboard

Approximate Electrical System Installation Date - Approximately 8 years

Approximate Electrical System Test Date - Approximately 8 years

Fires/Heaters - None

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - No

Are you aware of any building defects, safety issues or hazards at the property? -

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. -

Are you aware of any known risk to flooding at the property? - No



We make it happen.

Tel: 01302 247754

Email: info@thepropertyhive.co.uk

Web: www.thepropertyhive.co.uk

Are you aware of any planning permission or proposed development affecting the property or immediate locality? -

Has the property been adapted, or benefit from any accessibility features? -

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

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Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	