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Rye Road, Hoddesdon, EN11 0JD |  
£325,000 | Leasehold



Rye Road, Huddesdon, EN11 0JD

• WALKING DISTANCE OF THE STATION, 950+ YEAR LEASE & NO SERVICE CHARGE • This stunning ground floor maisonette with superb kitchen and exceptional bathroom also benefits from direct access to private garden, three parking spaces, spacious lounge, utility area and impressive entrance hallway.

### Key features

- Walking distance of the station and town centre
- Ground floor maisonette
- Direct access to private garden
- Impressive entrance hall
- Superb kitchen and bathroom
- Three parking spaces
- 950+ year lease
- No service charges

### Property Information

Tenure

Leasehold

Council Tax

C

EPC Rating

F

Local Authority

Broxbourne Borough Council

Lease Length

950 years +

Service Charge & Ground Rent

TBC



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estate agents

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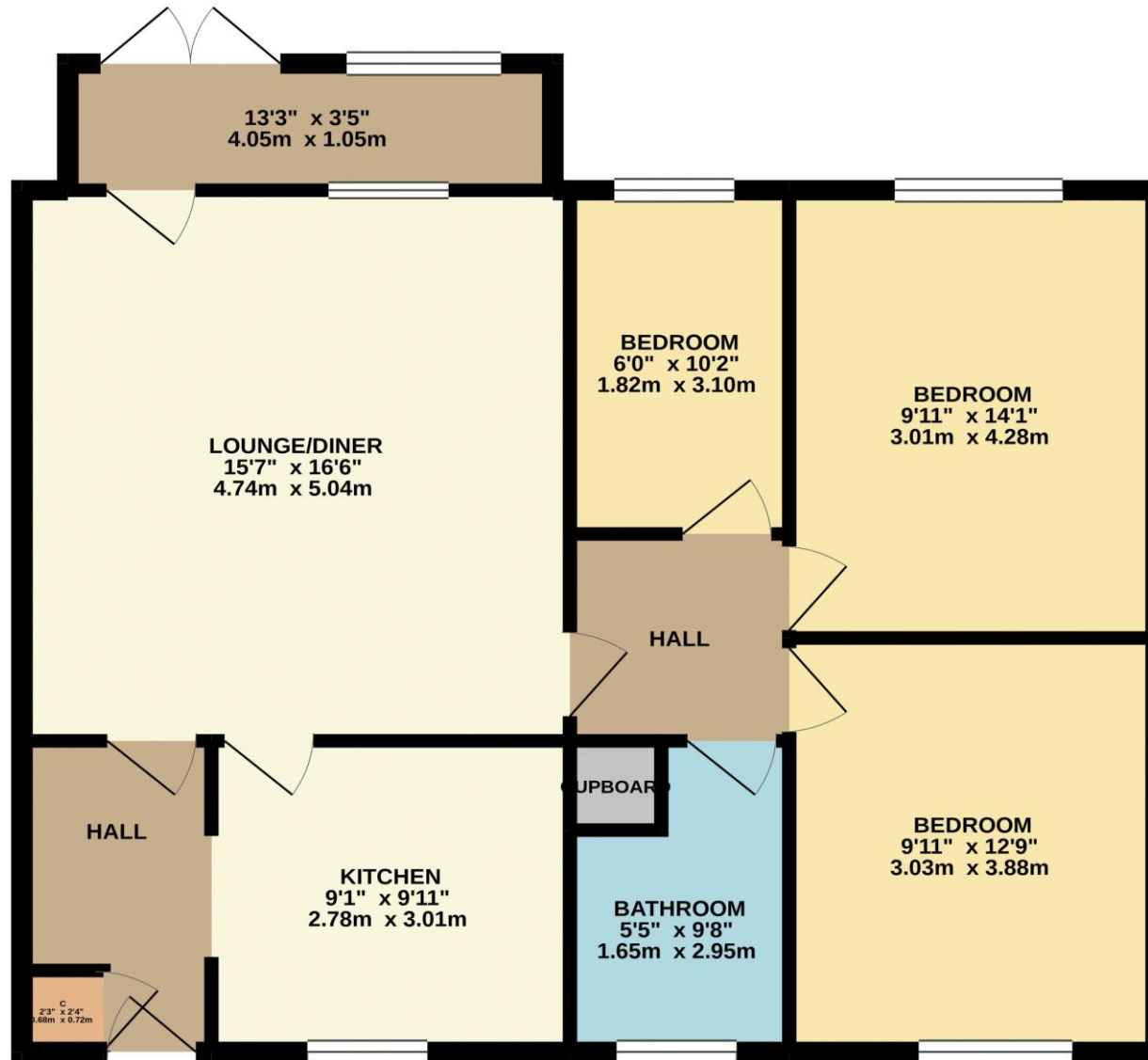


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GROUND FLOOR  
824 sq.ft. (76.6 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.6 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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### Opening Times

Mon	9am to 6.30pm
Tues	9am to 6.30pm
Wed	9am to 6.30pm
Thurs	9am to 6.30pm
Fri	9am to 6.30pm
Sat	9am to 5.00pm
Sun	Closed



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. Potential buyers are advised to recheck the measurements.