



River Avenue, Hoddesdon, EN11 0JU |  
£450,000 | Freehold



## River Avenue, Hoddesdon, EN11 0JU

Offered chain-free, this beautifully presented and extended three-bedroom end terrace house is located within walking distance of the station, providing spacious and modern accommodation ideal for families or professionals seeking comfort and convenience. The ground floor features an entrance hall leading to a spacious lounge / diner with bay window and feature fireplace with double doors leading to a superb kitchen equipped with high-quality appliances. Upstairs, three well-proportioned bedrooms offer ample space, complemented by a stunning bathroom / w.c. The property also includes a double garage for secure parking or storage and off-street parking to the front, gas central heating and double-glazed windows throughout, while the 50' south west facing rear garden provides a delightful outdoor area for leisure or gardening. Conveniently situated just 0.7 miles from Rye House railway station, with direct services to London Liverpool Street, this property is ideal for commuters and is also within walking distance of Hoddesdon town centre, and the A10 ensures straightforward road access to London, Cambridge, and beyond.

### Key features

- Chain-free, extended, three-bedroom end terrace house
- Superb kitchen with high-quality appliances
- Gas central heating and double-glazed windows throughout
- 50' south west facing rear garden
- Beautifully presented throughout
- Stunning bathroom / w.c.
- Double garage and off-street parking
- Walking distance to rye House station (0.7 miles) and Hoddesdon town centre



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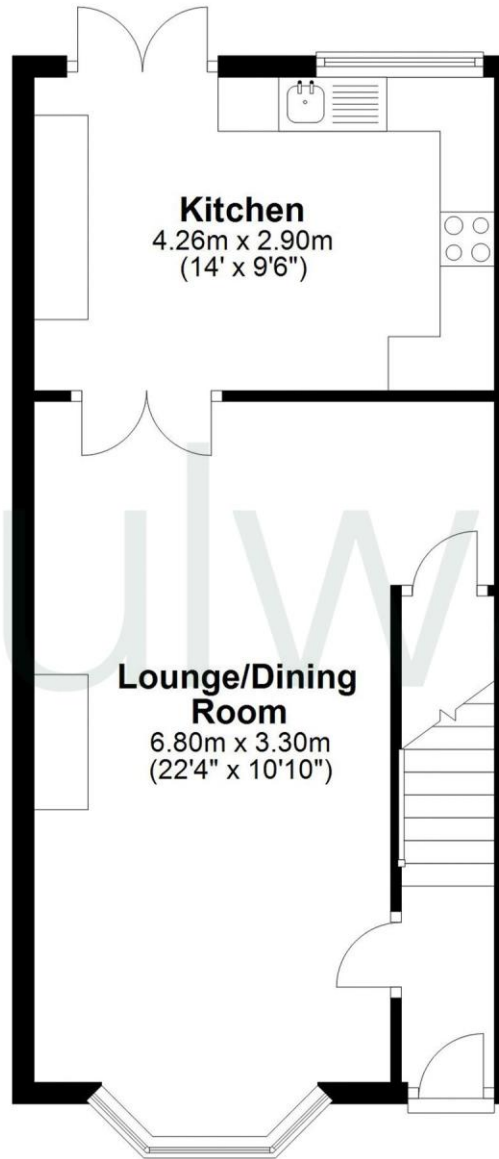






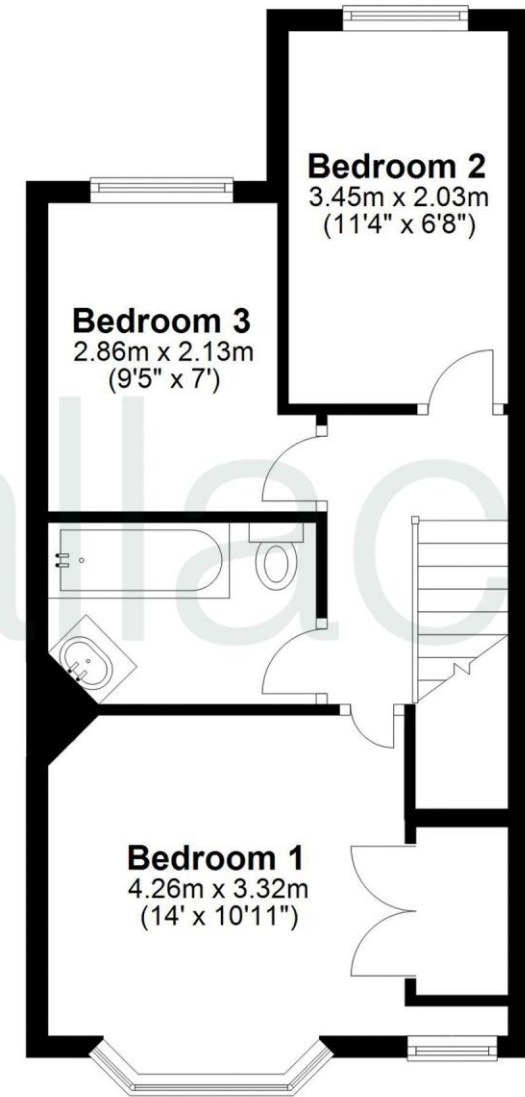
## Ground Floor

Approx. 39.9 sq. metres (429.3 sq. feet)



## First Floor

Approx. 36.0 sq. metres (388.0 sq. feet)



## Outbuilding

Approx. 22.5 sq. metres (242.2 sq. feet)



**Total area: approx. 98.4 sq. metres (1059.5 sq. feet)**

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.









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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



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