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12 Lea Road, Hoddesdon, EN11 0NP

£390,000

JONATHAN HUNT are pleased to offer this extremely well presented TWO DOUBLE BEDROOM VICTORIAN semi detached home. The property features TWO RECEPTION ROOMS, feature fireplace with wood burner and a luxury refitted bathroom suite. The property also benefits from gas central heating, good size garden with summer house and is located just a short walk from Rye House Station

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LIVING ROOM 11'10" x 9'6" (3.61 x 2.91)



KITCHEN 9'2" x 6'6" (2.81 x 2)



DINING ROOM 13'0" x 12'1" (3.97 x 3.7)



BATHROOM

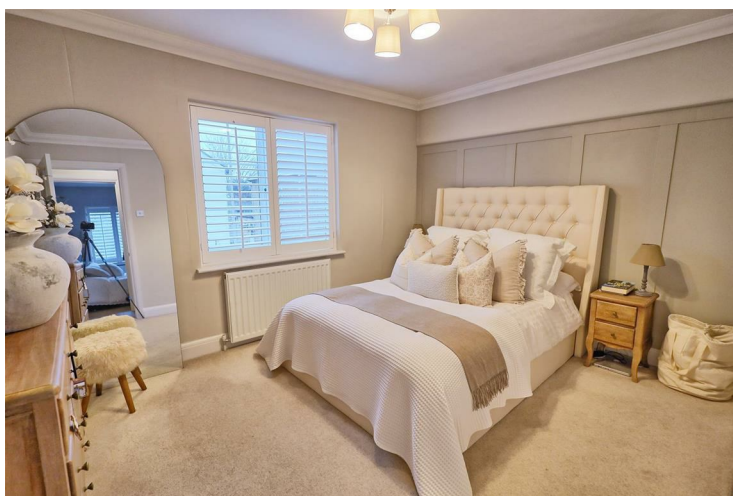


FEATURE FIREPLACE



FIRST FLOOR

BEDROOM ONE 9'8" x 12'3" (2.97 x 3.74)



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BEDROOM TWO 12'3" x 9'10" (3.74 x 3)



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

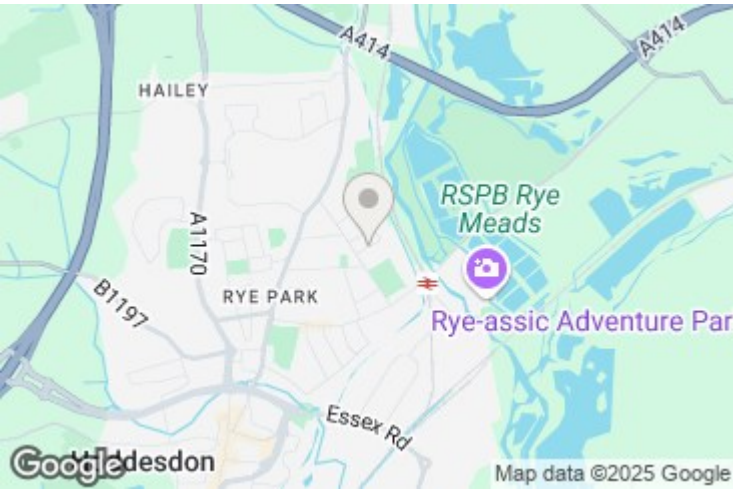
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC

REAR GARDEN

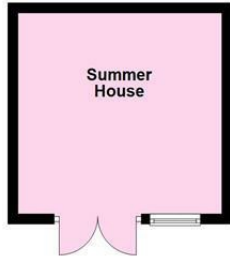
SUMMER HOUSE



COUNCIL TAX BAND C



Ground Floor
Approx. 52.4 sq. metres (564.5 sq. feet)



First Floor
Approx. 25.7 sq. metres (277.1 sq. feet)



Total area: approx. 78.2 sq. metres (841.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.