



**Oliver  
Minton**  
*Sales & Lettings*

**76 River Avenue,  
Hoddesdon**

**EN11 0JU**

**Price Guide £535,000**

VIEWINGS TO COMMENCE SATURDAY MAY 10TH

Located within walking distance of the station and Hoddesdon town centre, this Victorian 3-4 bedroom house has been beautifully upgraded by the current owner, providing a property that is 'move-in' ready.

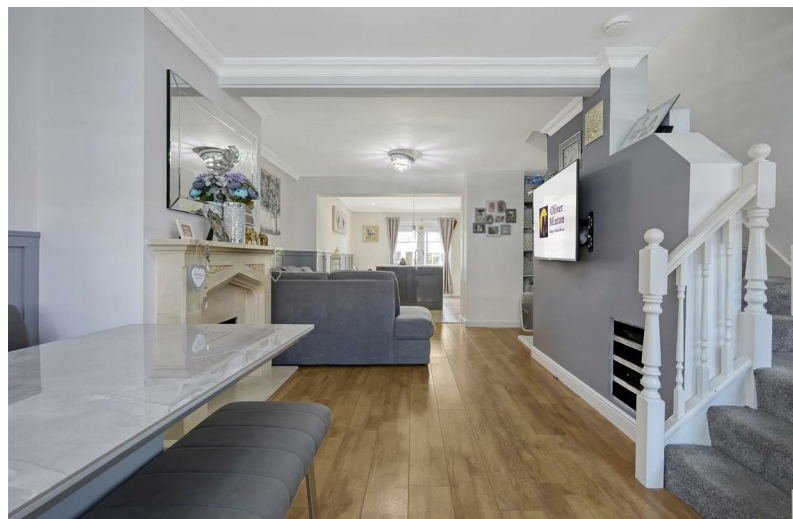
The main ground floor living accommodation is open plan with spacious defined lounge and dining areas adjoining the contemporary fitted kitchen with a large island unit.

The first floor offers three bedrooms, one currently used as a dressing room.  
The dual aspect principal bedroom, with en-suite facilities, can be found on the second floor.

The exterior includes off-street parking to the front and a landscaped garden to the rear designed for ease of maintenance.

At the end of the garden there is a large, detached outbuilding. This has been designed with versatility in mind. A great open plan studio or work from home space with separate office or occasional guest bedroom, or maybe just a great entertainment space as it benefits from fitted cabinets with sink and microwave and shower room / w.c, perfect for having great garden parties!





### Accommodation

Front door opening to:

### Lobby Area

Radiator in decorative cover. Open plan to:

### Superb Living/Dining/Kitchen Space 10.92m x 3.89m max (35'9" x 12'9" max)

Stunning living accommodation cleverly divided into separate but open plan areas, defining their different uses. A lovely bright room, having dual aspect to front and rear. Attractive panelled walls throughout the ground floor tie the areas together.

### Living Area

Double glazed bay window to front with built-in upholstered window seat. Fire surround with granite hearth housing realistic coal gas fire.

### Dining Area

With large recessed shelved storage area and deep under stairs cupboard. Ample space for a good size table and chairs.

### Kitchen Area

Beautifully fitted with a range of high gloss wall and base cabinets, complemented by granite worksurfaces. Tiled to splashback areas. Built-in double oven/grill/microwave. Four ring gas hob. Space for tall fridge/freezer. Large island unit with granite counter top with inset sink with mixer tap, and overhang providing a breakfast bar. Over counter lighting. Tiled floor. Double glazed doors opening to the rear garden.





## First Floor

Landing with double glazed window to side aspect. Stairs rising to second floor.

### Bedroom 3.66m x 2.73m (12'0" x 8'11")

Double glazed window to front. Radiator.

### Bedroom 2.55m x 2.01m (8'4" x 6'7")

Measured up to built-in cupboards. Double glazed window to rear. Radiator. Range of built-in wardrobes to one wall.

### Bedroom/Dressing Room 2.06m x 1.49 (6'9" x 4'10" )

Double glazed window to front. Radiator.

## Bathroom

Modern white suite: Panel enclosed shower bath with wall mounted mixer taps and hand held shower attachment. Large rain-fall over-bath shower head and glazed concertina screen. Low flush w.c. Vanity wash hand basin with cupboard below. Chrome heated towel rail. Complementary tiling to walls and floor. Double glazed frosted window.

## Second Floor

### Principal Bedroom 4.87m x 2.82m (15'11" x 9'3")

Double glazed window to rear with far reaching views. Twin 'Velux' style windows to front. Built-in wardrobe cupboards. Radiator. Door to:

### En-Suite

Corner shower cubicle with curved glazed screen. Low flush w.c. Wash hand basin. Tiled floor. Extractor fan.

## Exterior

To the front of the house a block paved driveway provides parking for two vehicles.

## Rear Garden

To the immediate rear of the house is a generous decked area under a modern roofed pergola. The remainder of the garden is laid to artificial lawn with raised borders. At the far rear of the garden is the detached outbuilding.

## Outbuilding/Studio

A great addition to the property giving an incoming buyer many options as to how they would use this building. It would make a great space if you work from home, or if you need space for extra overnight guests or purely as a great entertainment space. Currently the layout is as follows:

### Studio Room 5.40m max x 4.70m (17'8" max x 15'5")

Range of built-in cabinets with granite counter tops. Fitted sink and microwave. Plenty of storage space. 'Blyss' electric panel heater.





## Office/Guest Bedroom 2.83m x 2.75m (9'3" x 9'0")

Roof skylight allowing natural light. 'Blyss' electric panel heater.

## Shower Room

Corner shower cubicle with glazed screen. Low flush w.c. Vanity wash hand basin with cupboard below. Tiled walls and floor. Extractor fan.

## Services

Mains services connected: Mains drainage, electricity and mains gas. Gas fired boiler for domestic hot water and radiators.

Wall mounted electric panel heating in outbuilding. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>





## DETACHED STUDIO



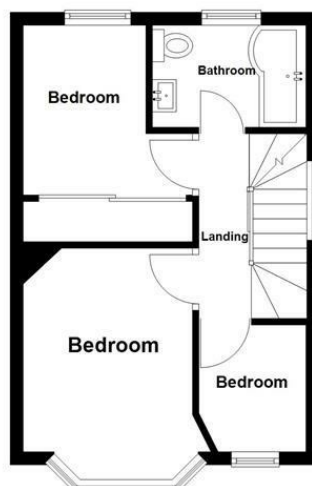
### Ground Floor

Approx. 43.4 sq. metres (467.3 sq. feet)



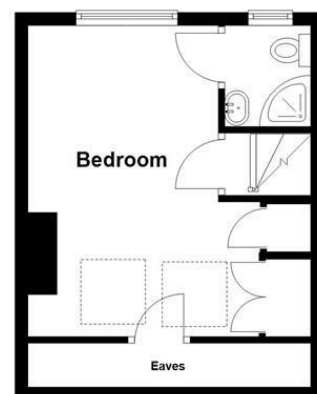
### First Floor

Approx. 28.6 sq. metres (307.3 sq. feet)



### Second Floor

Approx. 23.6 sq. metres (253.8 sq. feet)



Total area: approx. 128.5 sq. metres (1383.2 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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**River Avenue**

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**Tenure:** Freehold

**Council Tax Band:** C

**Viewing Arrangements:**

Strictly by appointment

14 High Street, Stanstead Abbots, Hertfordshire, SG12 8AB

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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 <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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