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Old Essex Road, Hoddesdon, EN11 0AE  
£379,995





## Old Essex Road, Hoddesdon, EN11 0AE

Westwood Leber are delighted to bring to the market this deceptively spacious three bedroom family home just a short walk from Rye House Rail Station. This property offers fantastic living accommodation comprising of a large kitchen/diner with downstairs bathroom, ample storage and a well sized garden with rear access. Further benefits include parking to the rear and a loft room with access through the second bedroom. An internal viewing is highly recommended!



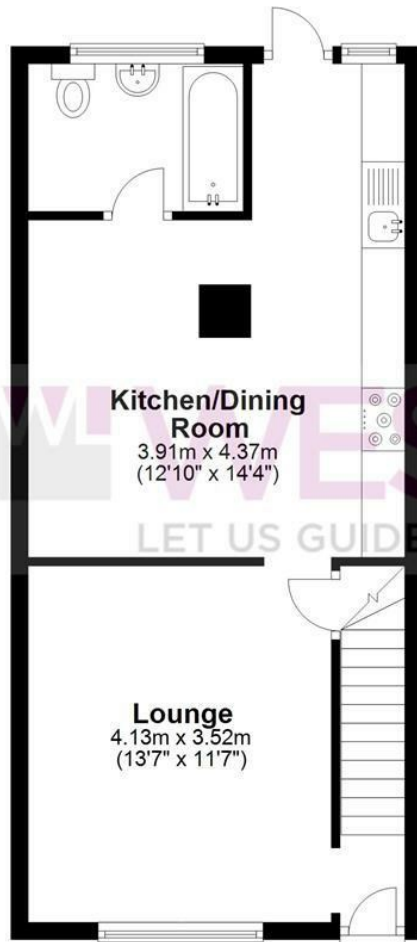


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## Ground Floor

Approx. 43.5 sq. metres (468.5 sq. feet)



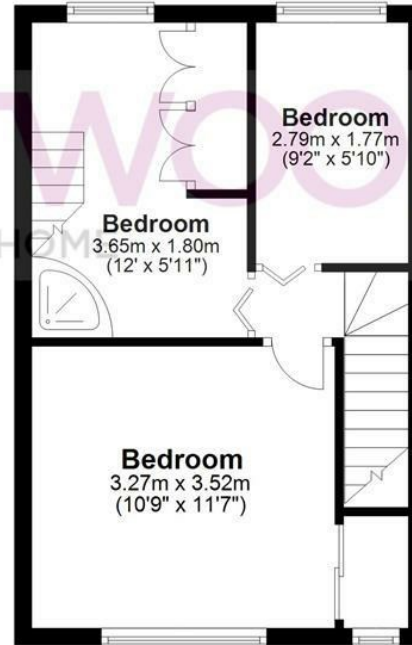
### Kitchen/Dining Room

3.91m x 4.37m  
(12'10" x 14'4")

Lounge  
4.13m x 3.52m  
(13'7" x 11'7")

## First Floor

Approx. 30.7 sq. metres (330.5 sq. feet)



### Bedroom

2.79m x 1.77m  
(9'2" x 5'10")

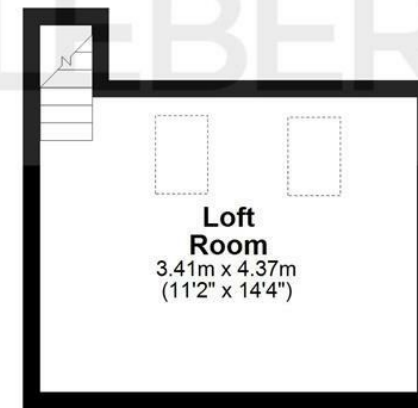
### Bedroom

3.65m x 1.80m  
(12' x 5'11")

Bedroom  
3.27m x 3.52m  
(10'9" x 11'7")

## Second Floor

Approx. 15.4 sq. metres (166.0 sq. feet)



### Loft Room

3.41m x 4.37m  
(11'2" x 14'4")

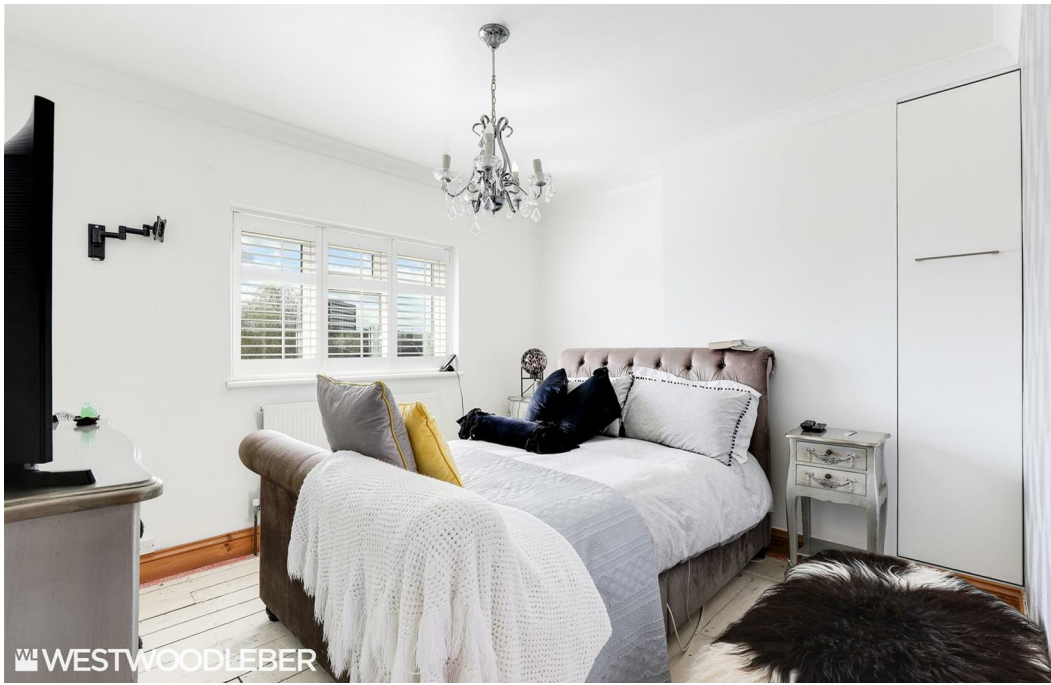
Total area: approx. 89.7 sq. metres (965.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt had 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. Property marketing provided by Westwood Leber. Plan produced using PlanUp.









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