

Taylor Phelps are pleased to offer this fantastic four bedroom semi detached home positioned within this desirable residential location in Hoddesdon. This spacious family house boasts a superb loft conversion which features a principle bedroom, luxurious ensuite and excellent dressing room. This wonderful home further benefits from a high spec refitted kitchen, two receptions, a conservatory, a rear garden with artificial lawn and a good size driveway to the front proving ample off street parking and an EV charging point. Dorchester Avenue itself is located close to highly regarded schools, the town centre and Rye House train station which serves central London.





















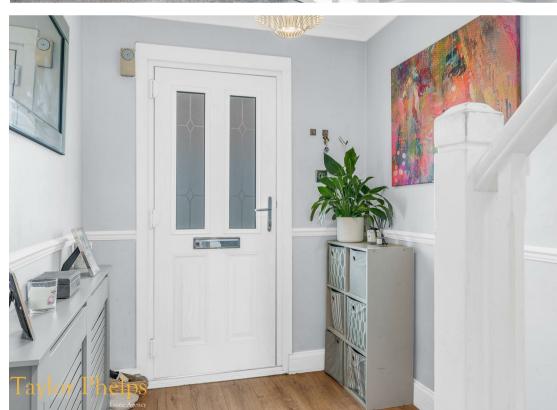




































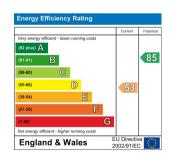
Floor Plan

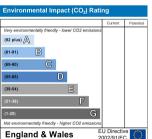
## GROUND ELOOR 1ST ELOOP 2ND FLOOR CONSERVATOR 10'0" x 7'3" 3.04m x 2.21m DINING / FAMILY AREA 13'5" x 11'0" 4.08m x 3.35m DRESSING AREA LOUNGE/DINER 12'7" x 11'0" 3.84m x 3.35m as been made to ensure the accuracy of the floorplan contained here, measurement oms and any other items are approximate and no responsibility is taken for any error of the property of the property of the property of the property of the The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given. Made with Metropic 2024

## Area Map



## **Energy Efficiency Graph**





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.







