



**River Avenue, HODDESDON EN11 0JT**

**welcome to**

**River Avenue, HODDESDON**

WILLIAM H BROWN are delighted to offer for sale this well presented and EXTENDED THREE DOUBLE BEDROOM 1930'S family home arranged on 3 floors, boasting OFF STREET PARKING, GOOD SIZE REAR GARDEN and conveniently located within easy reach of local amenities and train station.



## Accommodation Comprises

Main front door leading to:

### Entrance Porch

Door to hallway. Stairs to first floor and door to:

### Lounge

14' 11" x 11' 5" max ( 4.55m x 3.48m max )

Window to front aspect, power points, TV point, radiator. Understairs storage cupboard. Door to:

### Spacious Lobby

Door to kitchen and door to bathroom.

### Bathroom

Comprising a panelled bath with a shower attachment, sink unit, low flush WC, chrome heated towel rail, extractor fan, lighting.

### Kitchen

12' 10" x 11' 4" ( 3.91m x 3.45m )

A range of modern wall cupboards, work tops with cupboards and drawers under. Space for Range style gas cooker, feature central island with sink, plumbing for washing machine and further storage units.

Skylight window. Doors to:

### Conservatory

11' 10" x 9' 6" ( 3.61m x 2.90m )

Doors to rear garden, fully double glazed.

### First Floor Landing

Stairs to Master bedroom. Door to:

### Bedroom 2

10' 4" x 9' 1" ( 3.15m x 2.77m )

Window to rear aspect, power points, radiator. Door to:

### En Suite Cloakroom

Sink unit, low flush WC, window.

### Bedroom 3

9' 1" x 10' 5" ( 2.77m x 3.17m )

Window to front aspect, power points, polished floor boards, radiator.

### Second Floor Landing

#### Main Bedroom

14' 1" x 14' 2" floor space ( 4.29m x 4.32m floor space )

Vaulted ceiling with windows, power points, radiator.

### Exterior

#### Rear Garden

Timber decked area, raised flower borders, lawned area, garden shed with light and power connected.

#### Front Garden

Block paved providing off street parking.



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## **River Avenue, HODDESDON**

- Extended Family Residence
- Three Double Bedrooms
- Family Bathroom & En Suite Shower Room
- Conservatory
- Well Appointed Kitchen with Dining Area
- Modern Family Lounge
- Well Proportioned Rear Garden & Off-Street Parking
- Proximity to Rye House Station

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

**£419,995**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HSD112309 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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