



**River Avenue, Hoddesdon EN11 0JT**

**welcome to**

**River Avenue, Hoddesdon**

WILLIAM H BROWN are delighted to offer for sale this charming TWO DOUBLE BEDROOM residence located within this popular location of Hoddesdon. Situated approximately 800 meters from Rye House station providing regular services into London Liverpool Street and within proximity of reputable schools.



## **Accommodation Comprises Entrance Hall**

Laminate floor, radiator.

## **Lounge**

17' 4" max x 15' 1" max ( 5.28m max x 4.60m max )  
Double glazed window to front aspect, radiator,  
laminate floor.

## **Dining Room**

15' 2" x 7' 4" ( 4.62m x 2.24m )  
Storage cupboard, laminate floor, radiator.

## **Kitchen**

9' 3" x 8' 2" ( 2.82m x 2.49m )  
Part tiled walls, a range of wall and base units with  
complimenting worktops, space for washing  
machine, integrated oven, laminate floor.

## **First Floor Landing**

Access to the loft, storage cupboard.

## **Bedroom 1**

15' 2" max x 10' 2" max ( 4.62m max x 3.10m max )  
Double glazed window to front aspect, laminate  
floor, radiator, storage cupboard.

## **Bedroom 2**

11' 2" max x 10' 6" max ( 3.40m max x 3.20m max )  
Double glazed window to rear aspect, laminate floor,  
radiator.

## **Bathroom**

Double glazed window to rear aspect, tiled walls,  
paneled bath, wc, wash hand basin, laminate floor.

## **Exterior**

### **Front Garden**

To the front of the property is a gated entrance,  
pathway.

### **Rear Garden**

To the rear of the property is a lawn area, decked  
area, shed, pergola.



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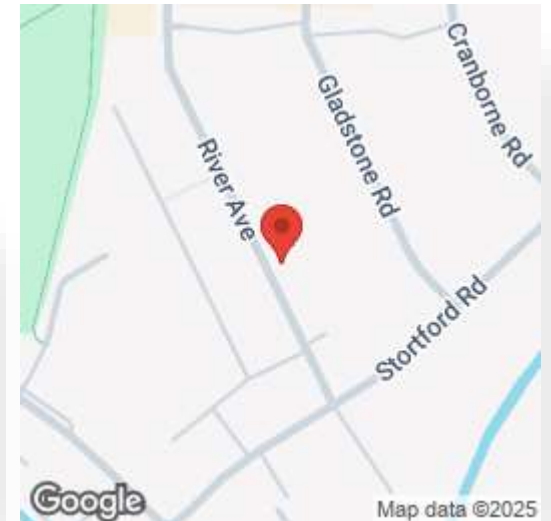
## **River Avenue, Hoddesdon**

- Two Double Bedrooms
- Well Presented Rear Garden
- Within Proximity of Rye House Station
- Walking Distance to Local Shops & Bus Services
- Spacious Throughout

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

# £350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HSD112340 - 0002

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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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