



**River Avenue, Hoddesdon EN11 0JU**

**welcome to**

## **River Avenue, Hoddesdon**

WILLIAM H BROWN are delighted to offer for sale this EXTENDED THREE BEDROOM FAMILY HOME arranged on 3 levels, with EN SUITE SHOWER ROOM, SOUTH WEST FACING REAR GARDEN, GARAGE TO REAR and PARKING TO FRONT. An early viewing is strongly recommended.



## **Accommodation Comprises**

Main front door leading to:

### **Entrance Hall**

Stairs to first floor, door to:

### **Lounge / Dining Room**

20' 9" max x 11' max ( 6.32m max x 3.35m max )

Double glazed window to front aspect, feature fireplace, large understairs storage cupboard, spot lights, radiator, through to:

### **Kitchen / Breakfast Room**

12' 6" x 11' 10" ( 3.81m x 3.61m )

Feature vaulted ceiling, two velux windows, window and doors to rear garden. A range of wall cupboards, ample work tops with cupboards and drawers under. Sink unit, fitted oven, hob and extractor fan, fridge freezer, plumbing for washing machine, tiled flooring.

### **First Floor Landing**

Door to lobby with stairs to loft room. Door to;

### **Bedroom 2**

10' 2" max x 7' 7" max ( 3.10m max x 2.31m max )

Window to rear, power points, radiator, cast iron fireplace.

### **Bedroom 3**

10' max x 12' 2" max ( 3.05m max x 3.71m max )

Window to front aspect, cast iron fireplace, powerpoints.

### **Family Bathroom**

A panelled bath with shower attachment, sink unit, low flush WC, window.

### **Bedroom 1**

14' 9" max x 11' 9" max ( 4.50m max x 3.58m max )

Vaulted ceiling and velux window, window to rear aspect, power points, radiator, storage cupboards.

Door to:

### **En Suite Shower Room**

Fully tiled shower cubicle, low flush wc, sink unit, window.

### **Rear Garden**

South west facing with a decked area, lawned area, fenced boundaries.

### **Garage**

19' x 14' 2" ( 5.79m x 4.32m )

Light and power connected, up and over door. Rear vehicular access.

### **Front Garden**

Ample off street parking.



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## River Avenue, Hoddesdon

- Extended Three Bedroom Family Home
- Garage & Off Street Parking
- Two Bathrooms
- Modern Fitted Kitchen/Breakfast Room
- Lounge/Dining Room
- Private Rear Garden
- Within Reach of Local Shops, Schools & Railway Station
- Popular Location

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in excess of **£425,000**



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Property Ref:  
HSD112579 - 0005



Please note the marker reflects the postcode not the actual property

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