



**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.

### Famly 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.



**view this property online** [williamhbrown.co.uk/Property/HSD112579](http://williamhbrown.co.uk/Property/HSD112579)



**welcome to**

## **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**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HSD112579](http://williamhbrown.co.uk/Property/HSD112579)



Property Ref:  
HSD112579 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



**william h brown**



**01992 464001**



[Hoddesdon@williamhbrown.co.uk](mailto:Hoddesdon@williamhbrown.co.uk)



41 High Street, HODDESDON, Hertfordshire,  
EN11 8TD



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**