



28 Kennedy Avenue, Hoddesdon, EN11 8NW

£475,000



## 28 Kennedy Avenue, Hoddesdon, EN11 8NW

A well presented and extended four bedroom mid terraced family home, located just a short walk from Hoddesdon town centre. This extended property comprises of a good sized lounge, extended kitchen diner which is great for entertaining which then leads onto a landscaped rear garden. The first floor has a modern bathroom, two double bedrooms and one single bedroom whilst stairs lead up to the loft extension offering a well presented master bedroom with En-suite.

Externally there is low maintenance front garden, whilst the rear is landscaped with a home office and patio area as well as the added benefit of a garage-en-bloc.

This property is approximately one mile from Rye House and Broxbourne train stations, close to a host of shops and amenities and surrounded by numerous schooling options.

Lanes Estate agents strongly suggest a viewing at your earliest opportunity.



## Ground Floor

**Lounge** 17'9 x 14'6 (5.41m x 4.42m)

**Kitchen** 16'11 x 13'6 (5.16m x 4.11m)

**Bedroom One** 13'10 x 7'6 (4.22m x 2.29m)

**Bedroom Two** 11'9 x 7'6 (3.58m x 2.29m)

**Bedroom Three** 8'9 x 6'8 (2.67m x 2.03m)

**Master** 15'6 x 12'11 (4.72m x 3.94m)

## Middle Floor

## Top Floor

## Outbuilding







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

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