



46 Walton Road, Hoddesdon, EN11 0LN

£475,000



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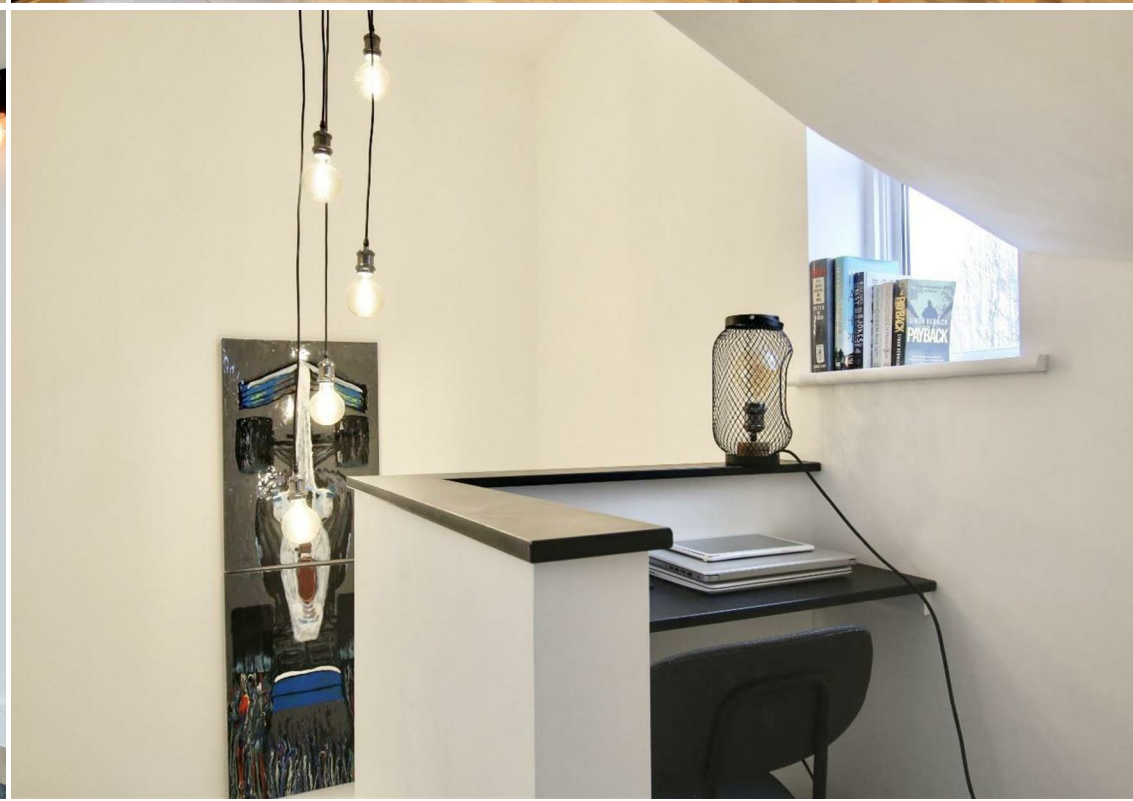
****MUST BE VIEWED**** This three bedroom extended end of terrace home is situated just a short walk to Rye House train station and close to local amenities. Internally the property has been completely renovated and is in fantastic condition. The layout comprises of lounge, second reception / dining area with open plan kitchen whilst upstairs has two bedrooms, a snug / working space, family bathroom and stairs leading to the master bedroom with its own shower room.

Externally there is an outside utility / storage area and a landscaped rear garden. The rear gate leads to a hard standing area providing off street parking which is also available to the side of the property.

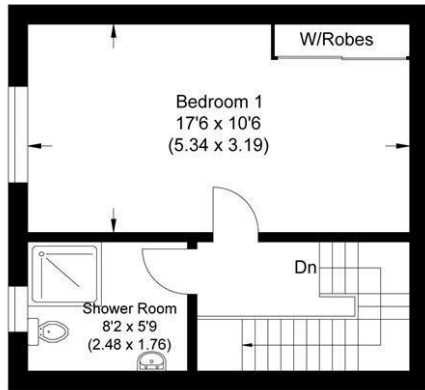
This property has been completely refurbished throughout by the current owners and we suggest a viewing at your earliest convenience



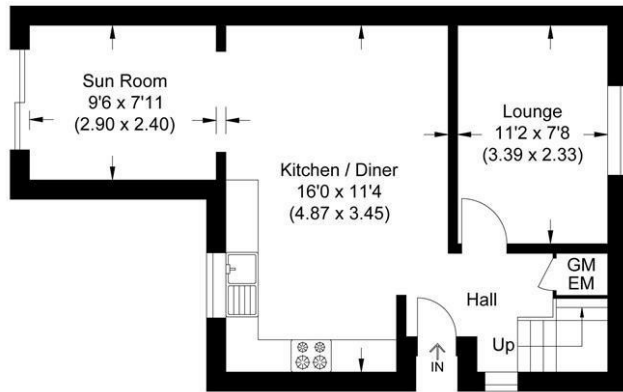
Lounge	11'12 x 7'8 (3.35m x 2.34m)
Kitchen Diner	16 x 11'4 (4.88m x 3.45m)
Sun Room	9'6 x 7'11 (2.90m x 2.41m)
Upstairs	
Bedroom Two	11'7 x 10'7 (3.53m x 3.23m)
Bedroom Three	10'8 x 9'5 (3.25m x 2.87m)
Top Floor	
Master Bedroom	17'6 x 10'6 (5.33m x 3.20m)



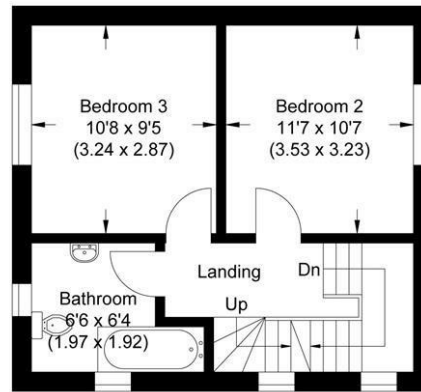




Loft Floor



Ground Floor



First Floor

Approximate Gross Internal Area
103.87 sq m / 1118.04 sq ft

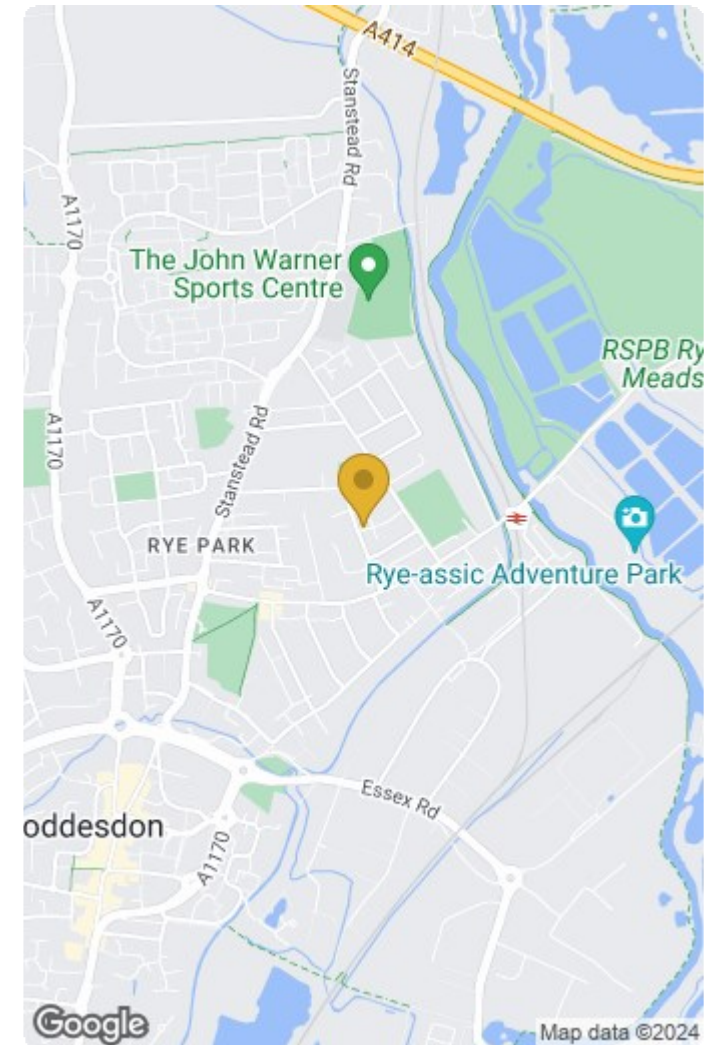


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

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	
		83	57

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	