



96. Amwell Street, Hoddesdon, EN11 8TZ

Guide Price £350,000

Lanes
ESTATE AGENTS

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**** SUPERB FIRST TIME BUY** POTENTIAL TO EXTEND SSTP**** This beautifully presented and deceptively spacious Victorian two-bedroom terraced home is ideally located just a short walk from Hoddesdon Town Centre. The property features two generous reception rooms, a well-appointed kitchen, a convenient downstairs shower room, utility area and an upstairs bathroom. Both bedrooms are good-sized doubles with the bathroom off the main bedroom.

With easy access to Rye House Station, offering direct links to Tottenham Hale and London Liverpool Street, and close proximity to the A10, Barclay Park, and highly regarded schools, this home is perfect for commuters and families alike. The property also offers potential for extension (STPP).

Outside, you'll find a long, low-maintenance garden. This amazing home is set back from the main road and parking is directly outside with no through traffic, so please call Lanes Estate Agents today for an accompanied viewing.



Entrance Hall

Front Reception Room

11'6 max x 11'9 (3.51m max x 3.58m)

Second Reception / Lounge

14'11 x 11'8 max (4.55m x 3.56m max)

Kitchen

11'1 x 6'8 (3.38m x 2.03m)

Lean to / Garden Room

14'7 x 5 (4.45m x 1.52m)

Utility Area

6'10 x 5'3 (2.08m x 1.60m)

Downstairs Shower Room

First Floor

Bedroom One

11'7 x 11'1 (3.53m x 3.38m)

Bedroom Two

11'6 x 11'1 (3.51m x 3.38m)

Rear Garden



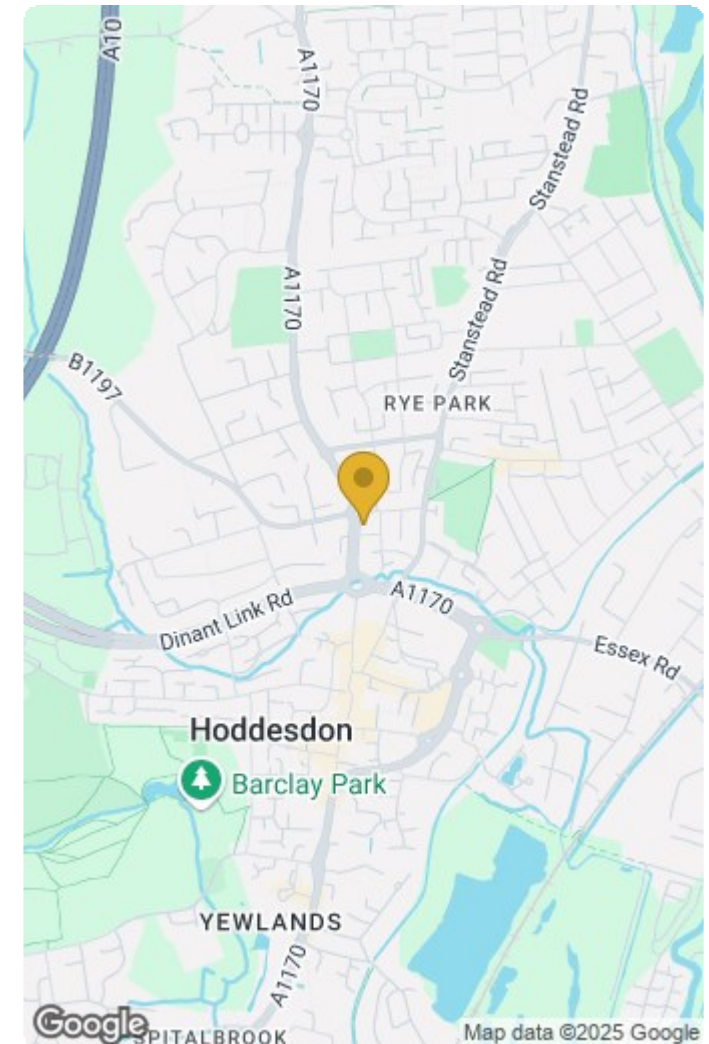


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO 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	

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.