

Shepherds
Property Sales & Lettings

River Avenue I Hoddesdon I EN11 0JU I £399,500


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We are delighted to present this charming two double bedroom mid-terrace house, built in 1932, located on the desirable River Avenue in Hoddesdon. This extended and well-presented property is perfect for those seeking a comfortable home in a vibrant community.

Upon entering, you will find a spacious living/ dining room that provides an inviting space for relaxation and entertaining. The kitchen is well-equipped, making it ideal for culinary enthusiasts. The property boasts a main bedroom with a walk in wardrobe a re-fitted bathroom, ensuring modern convenience alongside classic charm.

Natural light floods through the uPVC double-glazed windows, enhancing the warm and welcoming atmosphere throughout the home. Gas central heating ensures that you remain cosy during the cooler months.

One of the standout features of this property is the impressive 87ft west facing rear garden, perfect for enjoying sunny afternoons or hosting gatherings with family and friends. Additionally, the property includes a garage and off-street parking, providing ample space for your convenience.

Situated within a short walk to local shops, restaurants, and the picturesque River Lea, this home is also conveniently located near Rye House Railway Station and Hoddesdon Town Centre. This prime location offers a blend of tranquillity and accessibility, making it an ideal choice for families and professionals alike.

In summary, this delightful terraced house on River Avenue presents an excellent opportunity for those looking to settle in a sought-after area of Hoddesdon. With its spacious interiors, lovely garden, and proximity to local amenities, it is a property not to be missed.

The property benefits from mains gas, electric, water and drainage.









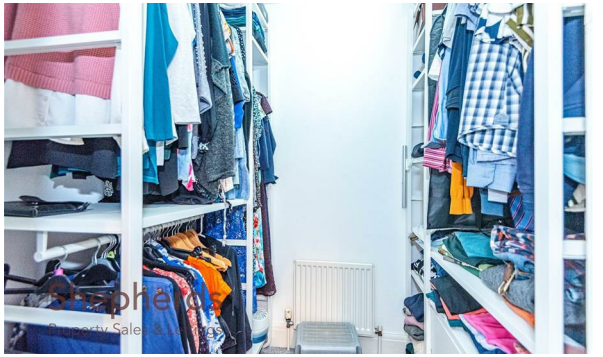




- Terraced House
- Large Living/ Dining Room
- Gas Central Heating
- Garage To The Rear
- Walk in Wardrobe Cupboard
- 2 Double Bedrooms
- Modern Kitchen
- West Facing Garden
- Driveway to the Front
- UPVC Double Glazing









Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

2 1 1 C

Tenure :	**Freehold**
Council:	**Broxbourne Borough**
Tax Band:	**C**









Entrance Door

Hall

Living/ Dining Room
21'7 x 14'11

Kitchen
14'9 x 8'

Landing

Bedroom One
10'3 x 9'8

Walk in Wardrobe
6'7 x 5'2

Bedroom Two
14'2 x 9'7 max

Family Bathroom
6'8 x 5'4

Exterior

Front Driveway

West Facing Rear Garden 87ft

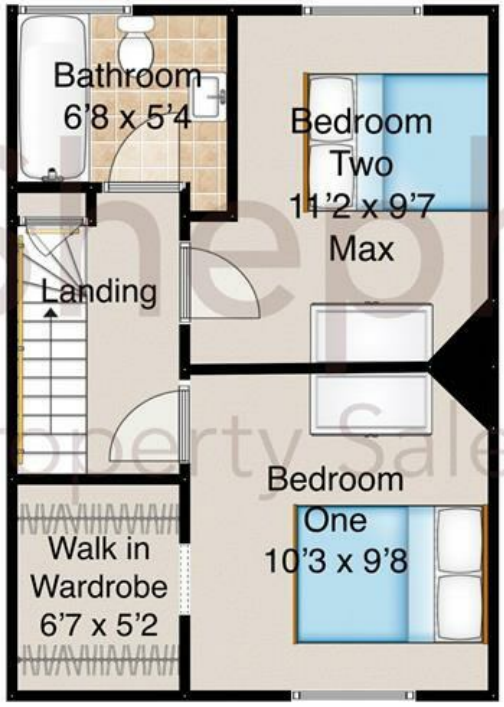
Shed & Veranda

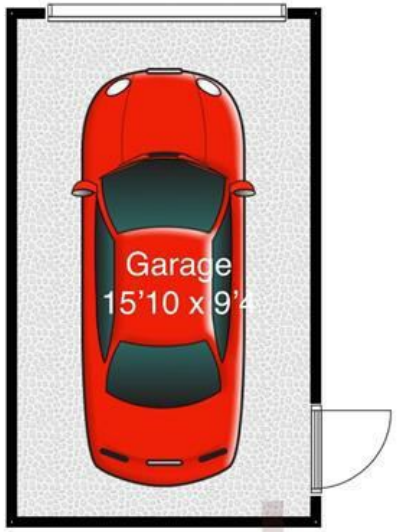
Garage
15'10 x 9'4

Rear Access

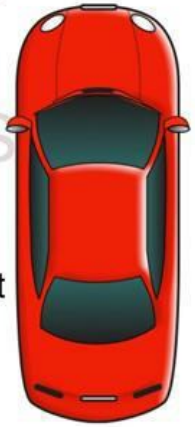
River Avenue, Hoddesdon











Off Street
Parking
To Front

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