



**3 Bed  
House - Terraced  
located in  
River Avenue,  
Hoddesdon**

**Offers in excess of £380,000**

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Nestled on the charming River Avenue in Hoddesdon, this delightful terraced house, built in 1933, presents an exceptional opportunity for first-time buyers and those seeking a renovation project. With three well-proportioned bedrooms including a spacious loft converted bedroom, this property offers ample living space for families or individuals alike.

The ground floor features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. A convenient ground floor WC adds to the practicality of the layout. The property boasts a spacious rear garden, complete with two sheds, providing additional storage or potential for a workshop.

One of the standout features of this home is the loft bedroom, which is generously sized and includes plumbing for a second bathroom, allowing for future expansion and personalisation. All windows are double glazed, ensuring warmth and comfort throughout the seasons.

**EPC Rating: Council Tax Band: C**

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