



Shepherds

Property Sales & Lettings

Rye Road | Hoddesdon | EN11 0HP | £425,000



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Letting

Rye Road | Hoddesdon | EN11 0HP

Conveniently positioned on Rye Road in Hoddesdon, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With three generously sized double bedrooms, this property is ideal for families or those seeking extra space. The well-proportioned living and dining room provides a welcoming atmosphere, perfect for both relaxation and entertaining guests.

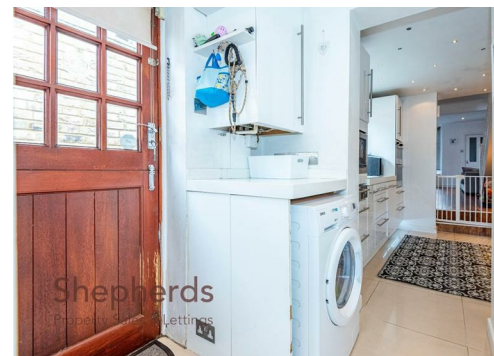
The modern kitchen is equipped with contemporary fittings, making meal preparation a pleasure, while the stylish bathroom adds a touch of luxury to your daily routine, both with under floor heating

The property also boasts a good-sized rear garden and patio, providing an excellent outdoor space for gardening, play, or simply enjoying the fresh air. There are two parks close by which provide extra relaxation space whilst the River Lea is a short walk/ bike ride away giving access into Lea valley Park

Situated conveniently close to local shops and Rye house station, this home offers easy access to essential amenities and transport links, making it an excellent choice for commuters with over ground rail services into both London Liverpool Street or Stratford international rail stations. Also conveniently located for the local park.

Whether you are looking to settle down in a vibrant community or seeking a sound investment, this property on Rye Road is not to be missed.

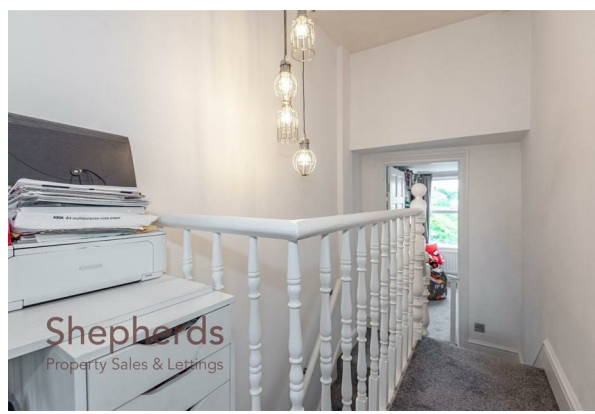
The property has Mains Gas, electricity, water and sewage.



- Victorian Terraced House
- Large Reception Room
- Gas Central Heating
- Large Rear Garden
- Walking Distance of Park
- 3 Bedrooms
- Ground Floor Bathroom
- Garden Bar/ Office
- Modern Kitchen
- Walking Distance of Station



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

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.

 3
  1
  1
  D

Tenure : Freehold
Council: Broxbourne Borough
Tax Band: D



Shepherds
Property Sales & Lettings

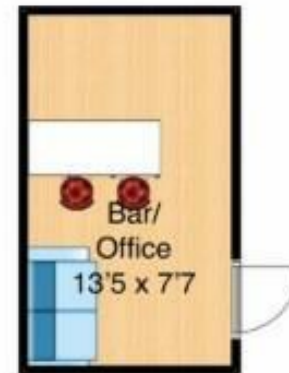


| | |
|-------------------------|---------------|
| Entrance Porch | Bedroom Two |
| Living/ Dining Room | 11' x 8'8 |
| 24'3 x 14' max into bay | Bedroom Three |
| Kitchen | 9'3 x 8'11 |
| 9'2 x 8'11 | Exterior |
| Utility Area | Front Garden |
| Bathroom | Rear Garden |
| 8'6 x 5'8 | Bar/ Office |
| First Floor Landing | 13'5 x 7'7 |
| Bedroom One | |
| 14'1 x 13'1 into bay | |

Rye Road, Hoddesdon



This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act and can not be reused or edited without the consent of Shepherds Estate Agents Ltd.





Shepherds
Property Sales & Lettings

CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESODON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk

