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Rye Road, Hoddesdon, Herts, EN11 0HP

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Asking Price £425,000

This three-bedroom Character home is offered for sale in immaculate condition and is well located in Hoddesdon, ideal for first-time buyers and families. The property features a modern open-plan reception space, providing a flexible living and dining area, and one very well-appointed kitchen. There is a downstairs family bathroom fitted with a heated towel rail. The bedroom accommodation comprises a master bedroom and two further double bedrooms.

To the rear, the property benefits from a garden, offering useful outdoor space for relaxation, play or entertaining. The surrounding area provides a range of local amenities, including shops, supermarkets and cafés in and around Hoddesdon town centre, which is within easy reach.

Families are well served by nearby schools, with a selection of primary and secondary options in the Hoddesdon area. Green spaces and riverside walking routes along the River Lea, together with nearby parks, support outdoor leisure and cycling.

Public transport links are convenient, with Rye House railway station approximately 10 minutes' walk away, offering regular services to London Liverpool Street in around 35–40 minutes via Broxbourne, as well as connections towards Hertford and Stansted Airport. Bus routes through Hoddesdon provide further access to surrounding towns including Broxbourne, Cheshunt and Hertford, while road users benefit from proximity to the A10 for journeys towards London and Cambridge.

Overall, this three-bedroom terraced house presents an attractive opportunity to purchase a well-presented home in a sought-after Hoddesdon location with good access to local amenities, schools and transport.

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Total floor area: 93.0 sq.m. (1,001 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	70
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

### ENTRANCE PORCH

UPVc Door into; Painted walls, wood effect flooring. Entrance to;

### LIVING ROOM

14'0" x 10'9"

Glass panel door into; Painted walls, Wood effect flooring. Sunken spotlights. Feature UPVc "Bay" window to front aspect. Radiator;

### KITCHEN

11'4" x 8'11"

Tiled flooring, painted walls. Luxury fitted kitchen range of matching "gloss" wall and base units with modern appliances and underfloor heating. Electric hob with feature extractor hood over. High level built in Oven. Sunken spotlights. UPVc window to side aspect. Access to;

### UTILITY ROOM

5'5" x 5'2"

Tiled flooring, Painted walls. Space for washing machine with worksurface over. Door to Rear garden. Access to;

### BATHROOM

8'5" x 5'8"

Wood panel door into; High-end ground floor bathroom with underfloor heating to tiled floor. half tiled and painted walls. Sunken spotlights. Towel Radiator. Opaque UPVc window to rear aspect. Three piece white suite comprising Low level WC, wash basin and panel bath with Rain shower over;

### LANDING

Carpet flooring, Painted walls. Feature lights. Sunken spotlights. Doors to Bedrooms;

### MASTER BEDROOM

14'0" x 11'2"

Wood panel door into; Painted walls, Carpet flooring. UPVc feature "Bay" window to front aspect. Further UPVc window to front aspect;

### BEDROOM TWO

10'4" x 6'10"

Wood panel door into; Painted walls, Carpet flooring. UPVc window to rear aspect. Sunken Spotlights. Radiator;

### BEDROOM THREE

8'11" x 8'0"

Wood panel door into; Painted walls, Carpet flooring. UPVc window to rear aspect. Sunken Spotlights. Radiator;

### OUTSIDE

Large private rear garden with rear access. Patio adjacent to property leading to Lawned area. Large shed to rear.

### Mortgage Advice

Through our associated mortgage broker The Finance Family we can offer clear, impartial advice from the whole of the mortgage market.


Our dedicated advisor can help with all types of mortgages & financial services such as;

- First time buyers
- Re-mortgages
- Buy to Let
- Life Assurance & Protection

Please feel free to contact us for further details.

Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. The Finance Family are directly authorised and regulated by the Financial Conduct Authority FCA No. 81307

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





