



Rye Road, Hoddesdon, EN11 0HR |
£374,995 | Freehold

Key features

- Beautifully presented two bedroom house arranged over three floors
- Impressive 25'9" lounge occupying the ground floor
- Family bathroom to the lower ground floor and separate W.C. to the first floor
- Rear garden providing access to extended garage via service road and providing off street parking
- Approximately 0.2 miles from the railway station with services into London
- Generous lower ground floor kitchen/dining room
- Gas central heating and double glazed windows throughout
- Excellent scope for lower ground floor extension and loft conversion (STPP)

Property Information

Tenure

Freehold

Council Tax

C

EPC Rating

D

Local Authority

Broxbourne Borough Council



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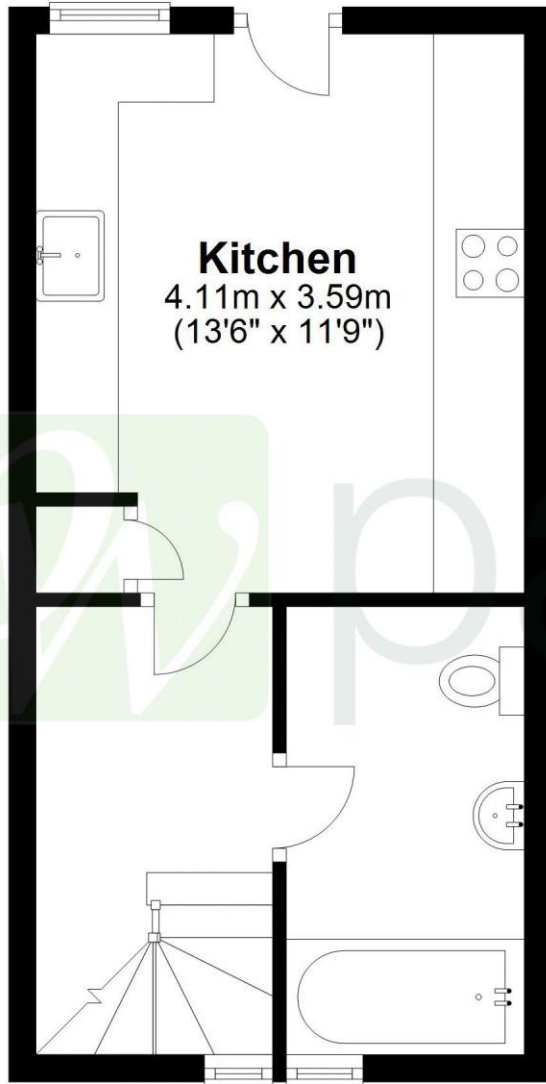
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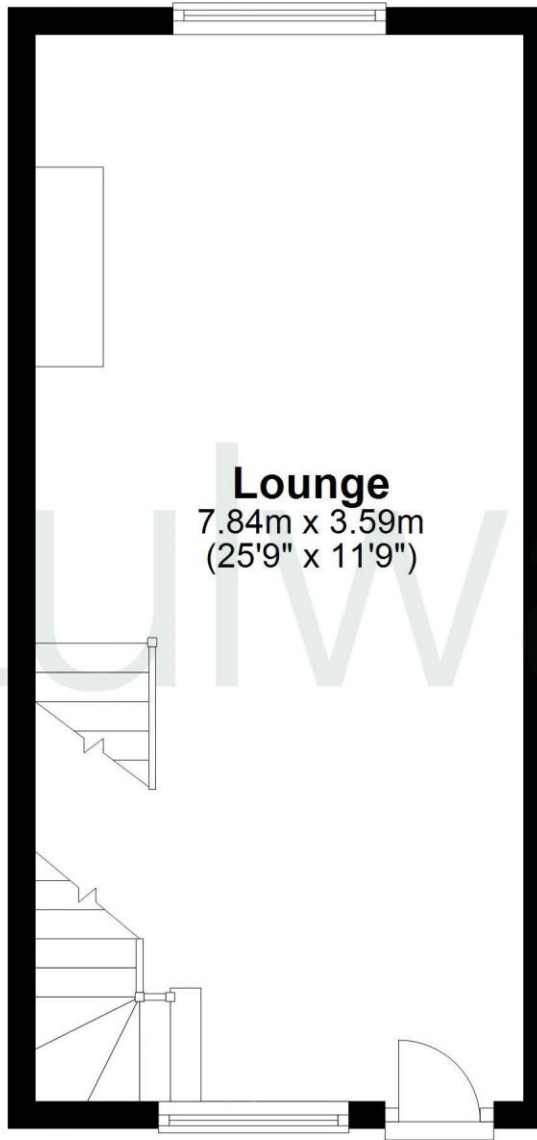
Basement

Approx. 26.9 sq. metres (289.9 sq. feet)



Ground Floor

Approx. 28.1 sq. metres (303.0 sq. feet)



First Floor

Approx. 28.1 sq. metres (303.0 sq. feet)



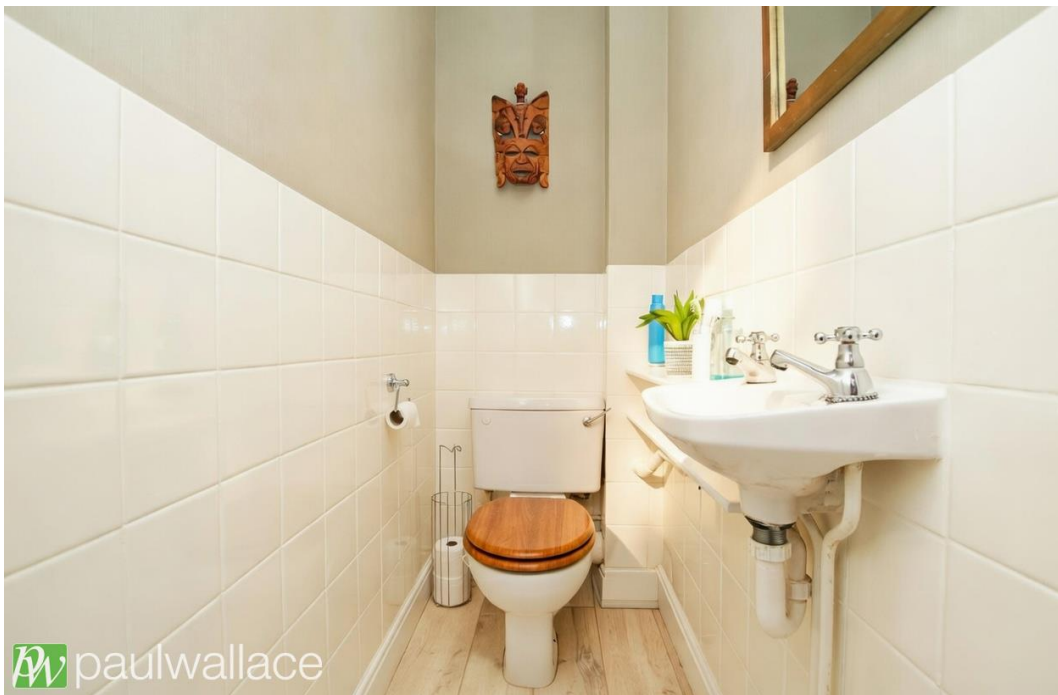
Total area: approx. 83.2 sq. metres (895.8 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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Opening Times

Mon	9am to 6.30pm
Tues	9am to 6.30pm
Wed	9am to 6.30pm
Thurs	9am to 6.30pm
Fri	9am to 6.30pm
Sat	9am to 5.00pm
Sun	Closed



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. Potential buyers are advised to recheck the measurements.