



Shepherds
Property Sales & Lettings

Rye Road | Hoddesdon | EN11 0HP | Offers Over £400,000





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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



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Tenure : Freehold
Council: Broxbourne Borough
Tax Band: D



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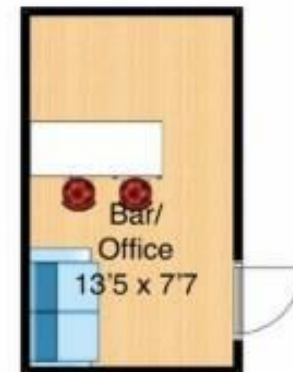


Entrance Porch	Bedroom Two
Living/ Dining Room	11' x 8'8
24'3 x 14' max into bay	Bedroom Three
Kitchen	9'3 x 8'11
9'2 x 8'11	Exterior
Utility Area	Front Garden
Bathroom	Rear Garden
8'6 x 5'8	Bar/ Office
First Floor Landing	13'5 x 7'7
Bedroom One	
14'1 x 13'1 into bay	

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.





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CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351

Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESODN

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044

Lettings: 01992 449501

enquiries@shepherdsestates.co.uk

