

**Rye Road, Hoddesdon EN11 0JB**

**welcome to**

**Rye Road, Hoddesdon**

WILLIAM H BROWN have pleasure in offering for sale this well presented 3 BEDROOM DETACHED FAMILY HOME conveniently located only 0.1miles to RYE HOUSE RAIL STATION. The property benefits from a SOUTH FACING rear garden and AMPLE OFF STREET PARKING.



## Accommodation Comprises

Main front entrance door leading to:

### Entrance Hall

Stairs to first floor, storage cupboard, door to:

### Family Lounge

11' 7" x 13' 2" ( 3.53m x 4.01m )

Feature window to front aspect, power points, radiator, coving to ceiling, feature log burner.

### Kitchen / Dining Room

12' 11" x 10' 6" ( 3.94m x 3.20m )

A range of modern wall cupboards, ample work surfaces with cupboards and drawers below. Gas hob, oven and extractor fan. Washing machine, space for fridge freezer, window and door to rear garden, power points, radiator.

### First Floor Landing

Storage cupboard. Door to:

### Bedroom 1

12' 4" max to door recess x 11' 8" ( 3.76m max to door recess x 3.56m )

Window, power points and radiator. Loft access.

### Bedroom 2

12' 3" max into door recess x 11' 7" ( 3.73m max into door recess x 3.53m )

Window to rear aspect, power points, radiator.

### Bedroom 3

8' max x 7' 11" max ( 2.44m max x 2.41m max )

Double glazed window, radiator, power points.

### Bathroom

A panelled bath with shower attachment, low level flush WC, sink unit, double glazed window, chrome heated towel rail.

### Rear Garden

South facing rear garden with lawned area and paved area. Flower borders, fenced boundaries. Garage.

## Front Garden

Ample off street parking



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welcome to

## Rye Road, Hoddesdon

- Spacious Three Bedroom Detached Home
- Beautifully Presented Throughout
- Impressive Entrance Hall
- Large Kitchen/Diner with Ample Storage
- South Facing Rear Garden

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

# £450,000

Property Ref:  
HSD112888 - 0002



Please note the marker reflects the postcode not the actual property

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



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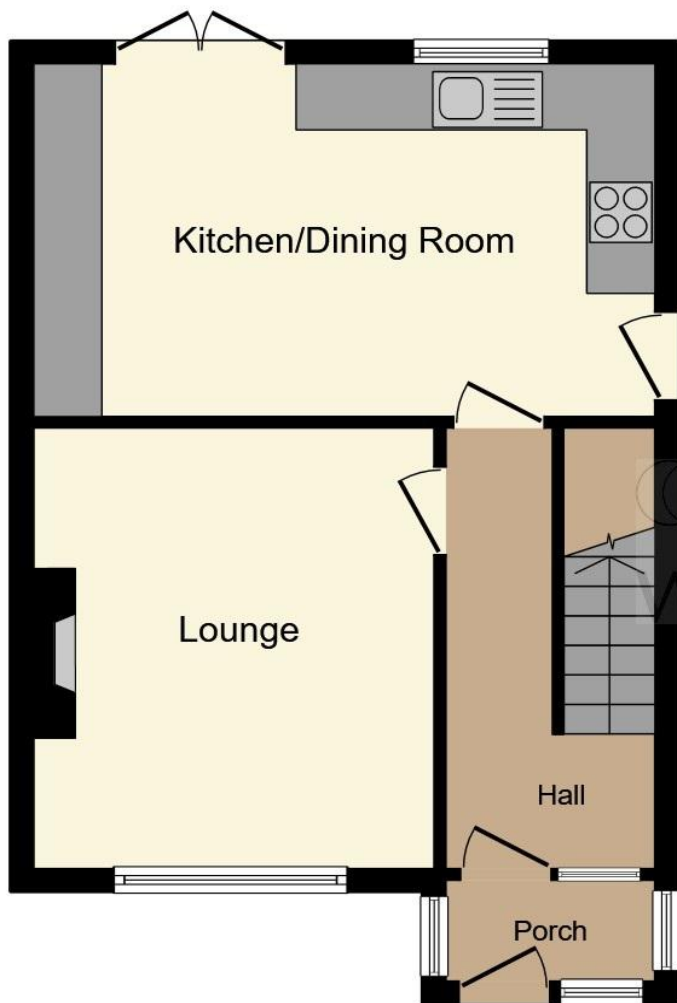
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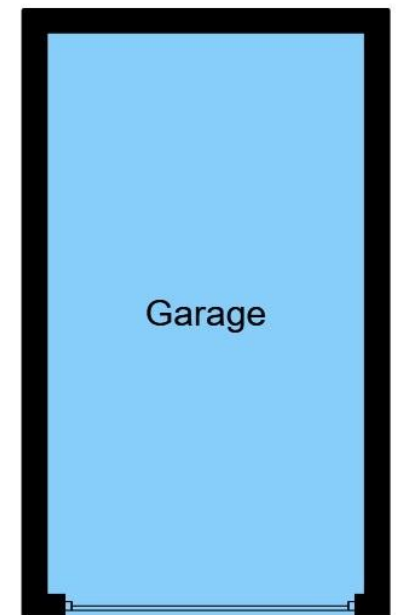
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**Ground Floor**



**First Floor**



**Garage**

Total floor area 95.9 m<sup>2</sup> (1,032 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)