



Rye Road, Hoddesdon EN11 0JP

welcome to

Rye Road, Hoddesdon

WILLIAM H BROWN are pleased to offer for sale this 1930's BAY FRONTED SEMI DETACHED HOME boasting a SOUTH FACING REAR GARDEN, DOUBLE GARAGE to rear and OFF STREET PARKING to front ideally located within walking distance of local shops, reputable schools and RYE HOUSE mainline station. *CHAIN FREE*



Accommodation Comprises

Main front door leading to:

Entrance Hall

With window to side aspect, stairs to first floor, radiator, 2 x storage cupboards, door to lounge and kitchen/diner.

Lounge

Bay window to front aspect, tv point, radiator.

Kitchen / Diner

DINING AREA: Laminate flooring, door to rear garden, KITCHEN AREA with wall cupboards, work tops, sink unit, built in double oven, hob, washing machine, under unit fridge, window to rear aspect, wall mounted boiler.

First Floor Landing

Window to side aspect, loft access, door to:

Bedroom 1

Bay window to front aspect, power points, radiator.

Bedroom 2

Window to rear aspect, radiator, power points.

Bedroom 3

Window to front aspect, radiator.

Bath / Shower Room

Comprising a panelled bath, wc, sink unit, walk in shower cubicle, tiled walls, window to rear aspect.

Rear Garden

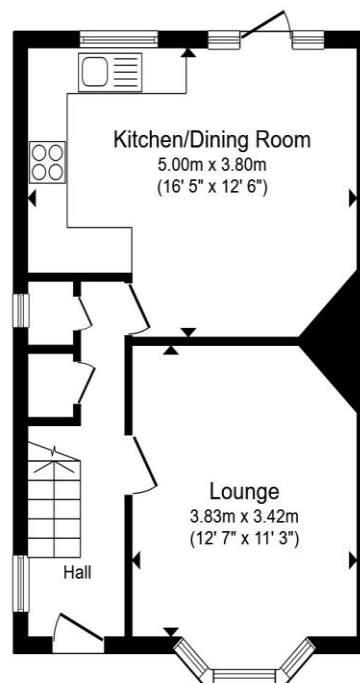
South facing rear garden with patio and lawned area, side access. To the far rear the property benefits from a DOUBLE GARAGE with doors to front and door to rear, light and power connected, Approached via rear vehicular access.

Front Garden

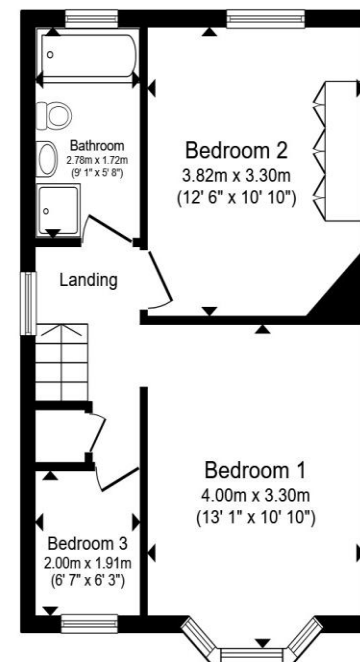
Block paved providing AMPLE OFF STREET PARKING.

Agents Note

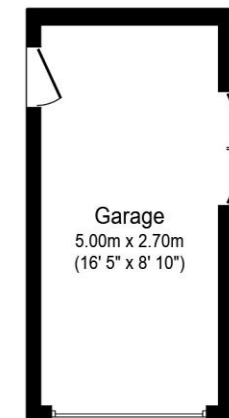
There is a private right of way to rear. Please enquire with the branch.



Ground Floor



First Floor



Garage

Total floor area 92.0 m² (991 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.propertybox.io


william
h brown



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welcome to

Rye Road, Hoddesdon

- Three bedroom 1930's bay front semi detached home
- Double garage to rear via rear vehicular access
- South facing rear garden
- Off street parking to front
- Spacious kitchen/dining room
- Bathroom/shower room
- Walking distance to local amenities and reputable schools
- 0.4 mile to Rye House mainline station ** CHAIN FREE **

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

£455,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HSD113061 - 0005

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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