



**River Avenue, Hoddesdon EN11 0JS**

**welcome to**

**River Avenue, Hoddesdon**

WILLIAM H BROWN are pleased to offer for sale this well presented THREE BEDROOM 1930'S family home boasting a SOUTH WEST FACING REAR GARDEN, LOFT SPACE, DOUBLE GARAGE and OFF STREET PARKING. Ideally located within walking distance of local amenities, schools and RYE HOUSE railway station.



## Accommodation Comprises

Main front door leading to:

### Entrance Porch

Laminate flooring, door to:

### Lounge / Diner

21' 6" max x 14' 10" max ( 6.55m max x 4.52m max )  
Stairs to first floor, storage cupboard, laminate flooring, radiator, window to front aspect. Double doors to:

### Kitchen

11' 5" x 11' ( 3.48m x 3.35m )

With a range of wall cupboards, ample work tops with cupboards and drawers under, fitted oven, built in hob, extractor fan, space for fridge freezer, washing machine, tumble dryer, sink unit, window and door to conservatory.

### Conservatory

12' 1" x 10' ( 3.68m x 3.05m )

Fully double glazed, doors to garden.

### First Floor Landing

Access to loft space, door to:

### Bedroom 1

19' 10" max x 9' 7" max ( 6.05m max x 2.92m max )

L shaped. Window to front aspect, power points, radiator, built in wardrobes.

### Bedroom 2

10' 9" x 7' 10" ( 3.28m x 2.39m )

Window to rear aspect, radiator, power points.

### Bedroom 3

8' 10" max x 10' 5" max ( 2.69m max x 3.17m max )

Window to front aspect, power points, radiator.

### Bathroom

A modern bathroom suite comprising of a low flush wc, sink unit with vanity below, panelled bath, window to rear aspect, fully tiled.

### Loft Space

13' 3" x 10' 7" ( 4.04m x 3.23m )

Velux window to rear aspect, radiator.

### Rear Garden

SOUTH WEST FACING REAR GARDEN with paved area, lawned area, flower borders, fenced boundaries.

### Garage

22' 4" x 11' 8" ( 6.81m x 3.56m )

Light and power connected, rear vehicular access.

### Front Garden

Paved providing OFF STREET PARKING.



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## River Avenue, Hoddesdon

- Three Bedroom Terraced Family Home
- Well Presented Throughout
- Loft Space
- Spacious Kitchen
- L Shaped Lounge/Diner
- South West Facing Rear Garden
- Double Garage & Off Street Parking
- Walking distance to Rye House Station

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£430,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HSD112610 - 0006

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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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