



Ranworth Avenue, Hoddesdon, EN11 9NU

Offered chain-free, this three-bedroom semi-detached house is situated in a peaceful cul-de-sac location in Hoddesdon, providing spacious and well-presented accommodation ideal for families or those seeking comfortable living with modern features. The ground floor includes a porch leading to a spacious lounge/diner, and a conservatory offering additional living space with views of the garden. The stunning high gloss kitchen is equipped with integrated appliances, including an oven, hob, extractor, and dishwasher. A ground floor cloakroom adds convenience. Upstairs, the landing leads to three good-sized bedrooms and a superb four-piece family bathroom/W.C. The home benefits from gas heating and double-glazed windows.

Externally, there is a landscaped south-facing rear garden with artificial lawn, a brick-built barbecue, and side access, providing a low-maintenance outdoor space for relaxation or entertaining. Off-street parking is available via a block paved driveway, along with a garage that has been part converted for a W.C. Conveniently located in Hoddesdon, the property is just 0.7 miles from St Margarets (Herts) railway station, with services to London Liverpool Street in around 30 minutes, making it suitable for commuters. Rye House station is also approximately 0.7 miles away. The town centre, with its shops, cafes, supermarkets (including Tesco, Sainsbury's, and Iceland), and amenities, is within walking distance (about 0.8 miles or 15–20-minute walk). Lee Valley Park offers green spaces for leisure, and the A10 provides easy road links to London, Cambridge, and beyond.

- Chain-free
- Spacious lounge/diner and conservatory for versatile living
- Landscaped south-facing rear garden with artificial lawn and brick-built barbecue
- 0.7 miles to nearest train stations (St Margarets and Rye House)
- Stunning high gloss kitchen with integrated oven, hob, extractor, and dishwasher
- Superb four-piece family bathroom/W.C. and ground floor cloakroom
- Garage (part converted for W.C.) and off-street parking via block paved driveway
- Walking distance to Hoddesdon town centre

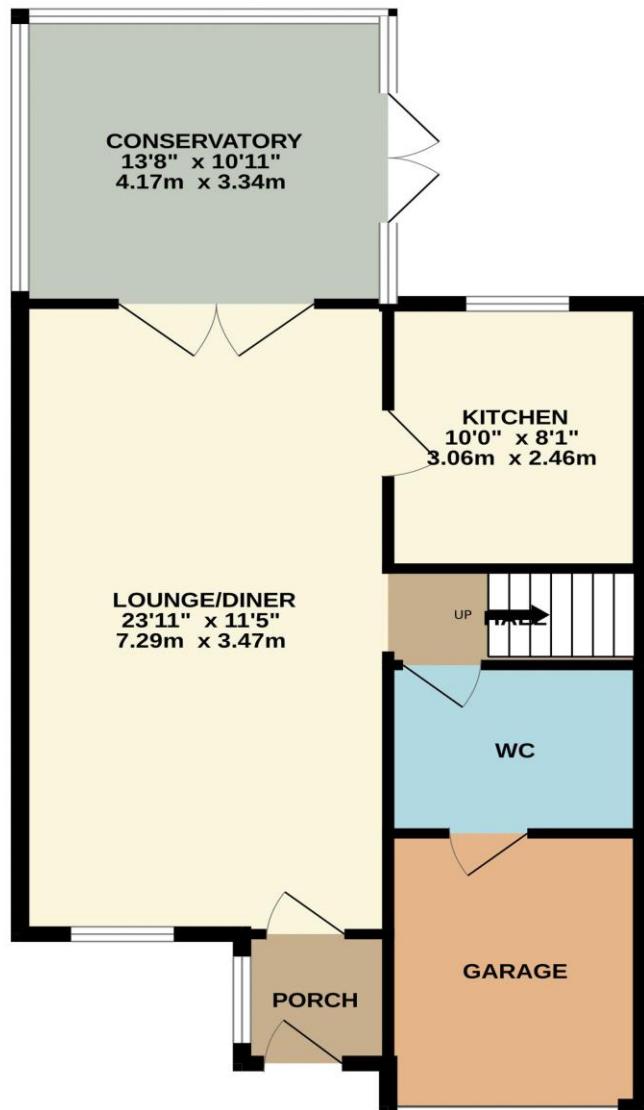




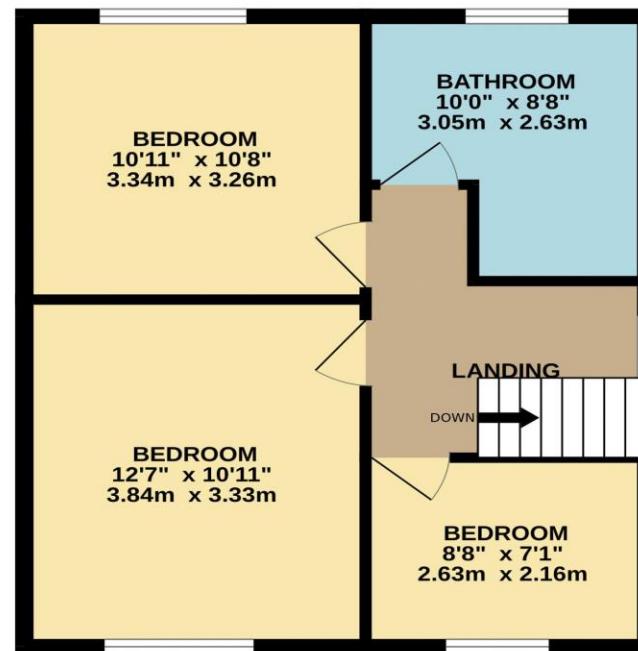
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GROUND FLOOR  
682 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 1159 sq.ft. (107.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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