





## Rye Road, Hoddesdon, EN11 0HP

Westwood Leber are delighted to bring to market this beautifully presented three-bedroom semi-detached family home, ideally situated on the ever-popular Rye Road in Hoddesdon. Tastefully updated by the current owners, this charming property offers a perfect blend of character and modern living, making it an ideal purchase for growing families. Further benefits include off-street parking – a rare and highly sought-after feature on Rye Road – adding significant convenience and value.

The ground floor comprises a spacious and welcoming living room, filled with natural light, alongside a well-appointed and extended kitchen/dining space to the rear. The layout flows effortlessly, providing both comfort and practicality.

Upstairs, the property benefits from three well-proportioned bedrooms and a contemporary family bathroom, all presented in excellent condition.

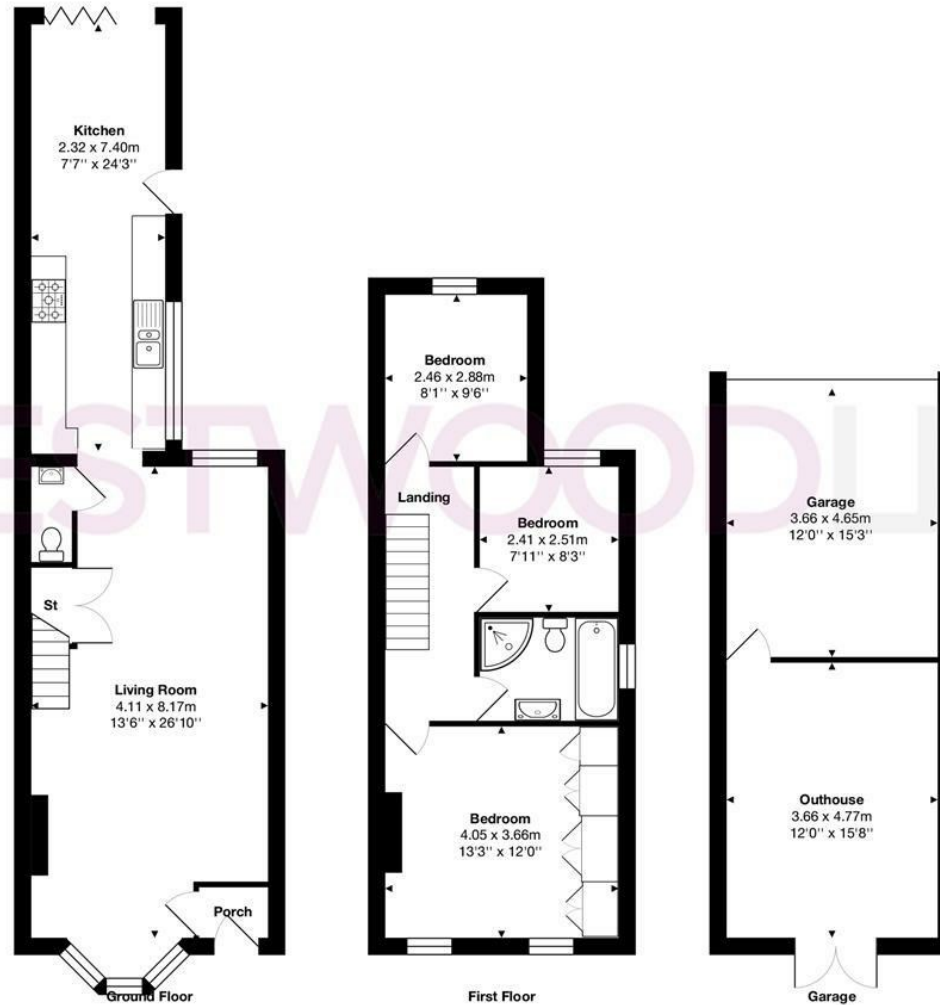
Externally, this home truly excels. The larger-than-average rear garden offers a fantastic outdoor space, perfect for entertaining, family activities, or simply relaxing. To the rear, a superb outbuilding/annex has been created and is currently used as a office room/cinema room, but would lend itself perfectly as a, gym, or versatile entertaining space.

Rye Road is ideally positioned within easy reach of Hoddesdon Town Centre, offering a wide range of shops, restaurants, and local amenities. Excellent transport links are close by, with Rye House Station providing direct access into London Liverpool Street, making it ideal for commuters. The property also falls within



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Total Area: approx. 127.5 m<sup>2</sup> ... 1373 ft<sup>2</sup>

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
 Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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