

## Old Highway, Hoddesdon, EN11 0NN

**\*\*CHAIN-FREE\*\*** Westwood Leber are delighted to bring to the market this charming two-bedroom Victorian cottage, ideally situated in Hoddesdon, just a short walk from Rye House train station.

Offered with vacant possession, this characterful home presents an excellent opportunity for first-time buyers, downsizers, or investors alike. The property boasts two well-proportioned reception rooms, providing flexible living space with plenty of natural light and a warm, inviting feel throughout.

To the rear, the property benefits from a useful external boot room complete with a W/C, adding practicality to everyday living. Upstairs, you will find two bedrooms alongside a generously sized first-floor bathroom, offering more space than typically found in similar properties.

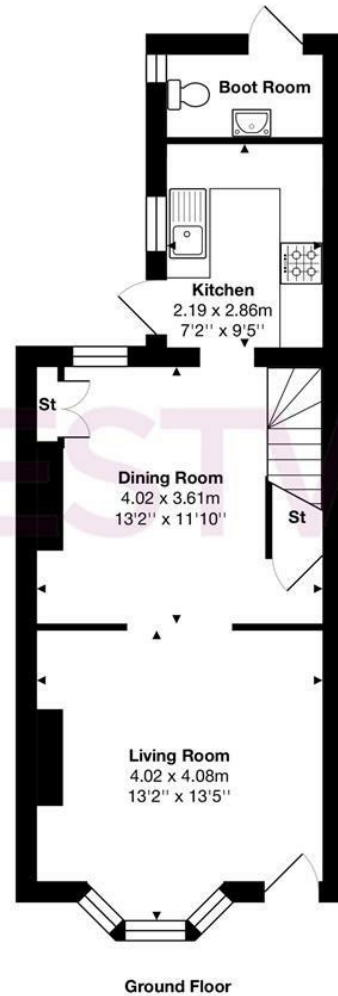
Externally, the home features a lovely rear garden, ideal for relaxing or entertaining, which also provides rear access leading to off-street parking. A corrugated steel garage is already in place, offering additional storage or potential for further use.

Perfectly located within easy reach of local amenities and excellent transport links via Rye House station, this delightful cottage combines period charm with everyday convenience.

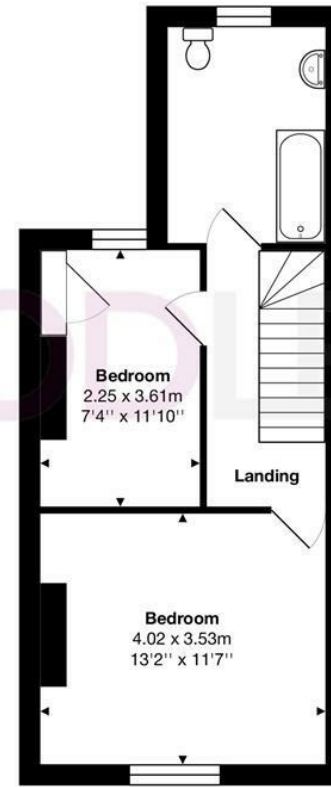
An early viewing is highly recommended to fully appreciate what this wonderful home has to offer.



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Ground Floor



First Floor

Total Area: approx. 75.5 m<sup>2</sup> ... 813 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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