

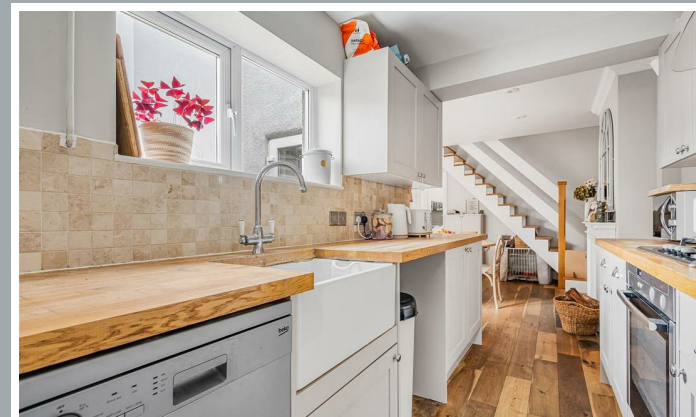


12, Lea Road, Hoddesdon
EN11 0NP

Guide Price £400,000



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12 Lea Road, Hoddesdon, EN11 0NP

A beautifully presented two-bedroom Victorian home offering 649 sq ft of well-planned accommodation. The living room features a wood-burning stove, while the open-plan kitchen/dining room creates a natural space for entertaining and everyday living. The ground floor also includes a utility area and bathroom. Upstairs are two double bedrooms with built-in storage. Outside, the private rear garden features a substantial 155 sq ft summer house, ideal for a home office, gym or entertaining space.

The property is close to local shops, schools and parks, while Rye House station is around a ten-minute walk away, with regular services to London Liverpool Street.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

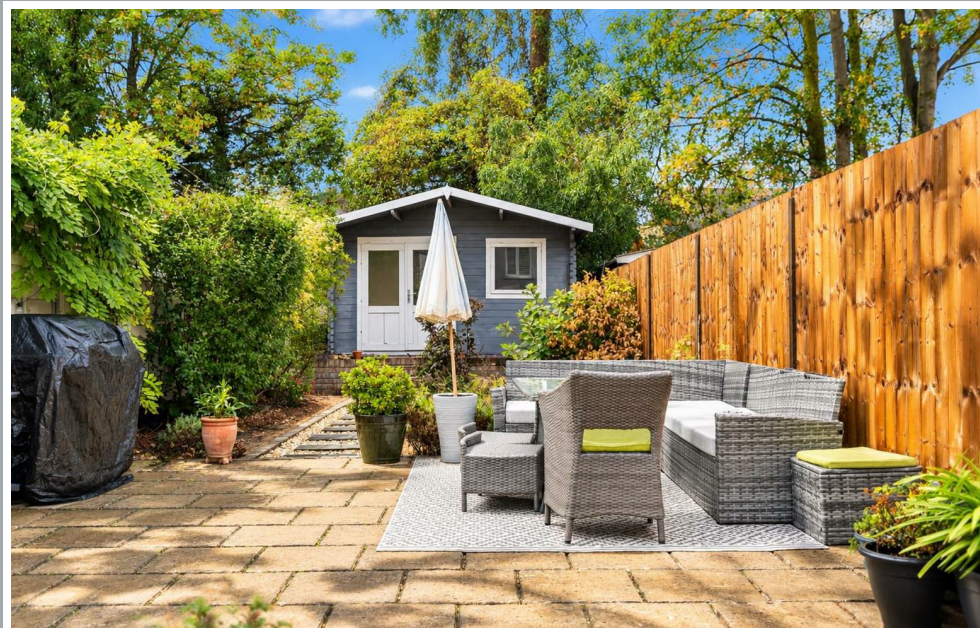


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**Approximate Gross Internal Area 649 sq ft - 60 sq m
(Excluding Outbuilding)**

Ground Floor Area 387 sq ft - 36 sq m

First Floor Area 262 sq ft - 24 sq m

Outbuilding Area 155 sq ft - 14 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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