



50 River Avenue

Hoddesdon, EN11 0JU

Price £399,500



KIRBY COLLETTI are delighted to market this Extended and well presented TWO BEDROOM TERRACED HOUSE. Situated in this popular residential location being within a short walk to local shops, restaurants, Park, River Lea, Rye House Railway station and Hoddesdon Town Centre.

The property benefits from spacious Lounge/Dining Room, Kitchen, Re-Fitted Bathroom, uPVC Double Glazed Windows, Gas Central Heating, 88ft South West Facing Rear Garden, Garage and Off Street Parking.

- Extended & Well Presented Two Bedroom House
- Re-Fitted Bathroom
- Off Street Parking
- Close to Train Station
- Spacious Lounge/Dining Room
- 88ft Rear Garden
- Gas Central Heating
- Kitchen
- Garage
- uPVC Double Glazed Windows



Accommodation

Part glazed front door to:

Entrance Hall

Stairs to first floor. Radiator. Laminate flooring. Door to:

Lounge/Dining Room

21'7 x 14'11 max (6.58m x 4.55m max)

Front aspect uPVC double glazed window. Two radiators. Television aerial point. Understairs storage cupboard housing gas and electric meters. Three wall light points. Coved ceiling. Laminate flooring. Double doors to:

Kitchen

14'9 x 8 (4.50m x 2.44m)

Two rear aspect uPVC double glazed windows. Wooden stable door to rear garden. Range of wall and base mounted units. Roll edged worksurfaces. Tiled splash backs. Inset single drainer stainless steel one and half bowl sink unit mixer tap over. Cooker point. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Radiator. Coved ceiling.

First Floor Landing

Loft access. Storage cupboard.

Bedroom One

10'2 x 9'8 (3.10m x 2.95m)

front aspect uPVC double glazed window. Radiator. Access to walk in Wardrobe 6'6 x 5'2.

Bedroom Two

11'1 x 9'7 max (3.38m x 2.92m max)

Rear aspect uPVC double glazed window. Radiator.

Re-Fitted Bathroom

6'8 x 5'4 max (2.03m x 1.63m max)

Rear aspect uPVC double glazed window. White suite comprising panel enclosed bath mixer tap and shower attachment over. Wall mounted bi-folding shower screen. Low level W.C. Pedestal wash hand basin. Cupboard housing gas central heating boiler.

Exterior

Rear Garden

88ft South west facing. Well presented and landscaped with decked area and raised planters. Lawn with flower bed. Patio area and access to garden shed and garage.

Garage

16 x 9'4 (4.88m x 2.84m)

Up and over door. Rear vehicular access.

Front Garden

Block paved driveway providing off street parking.



Road Map



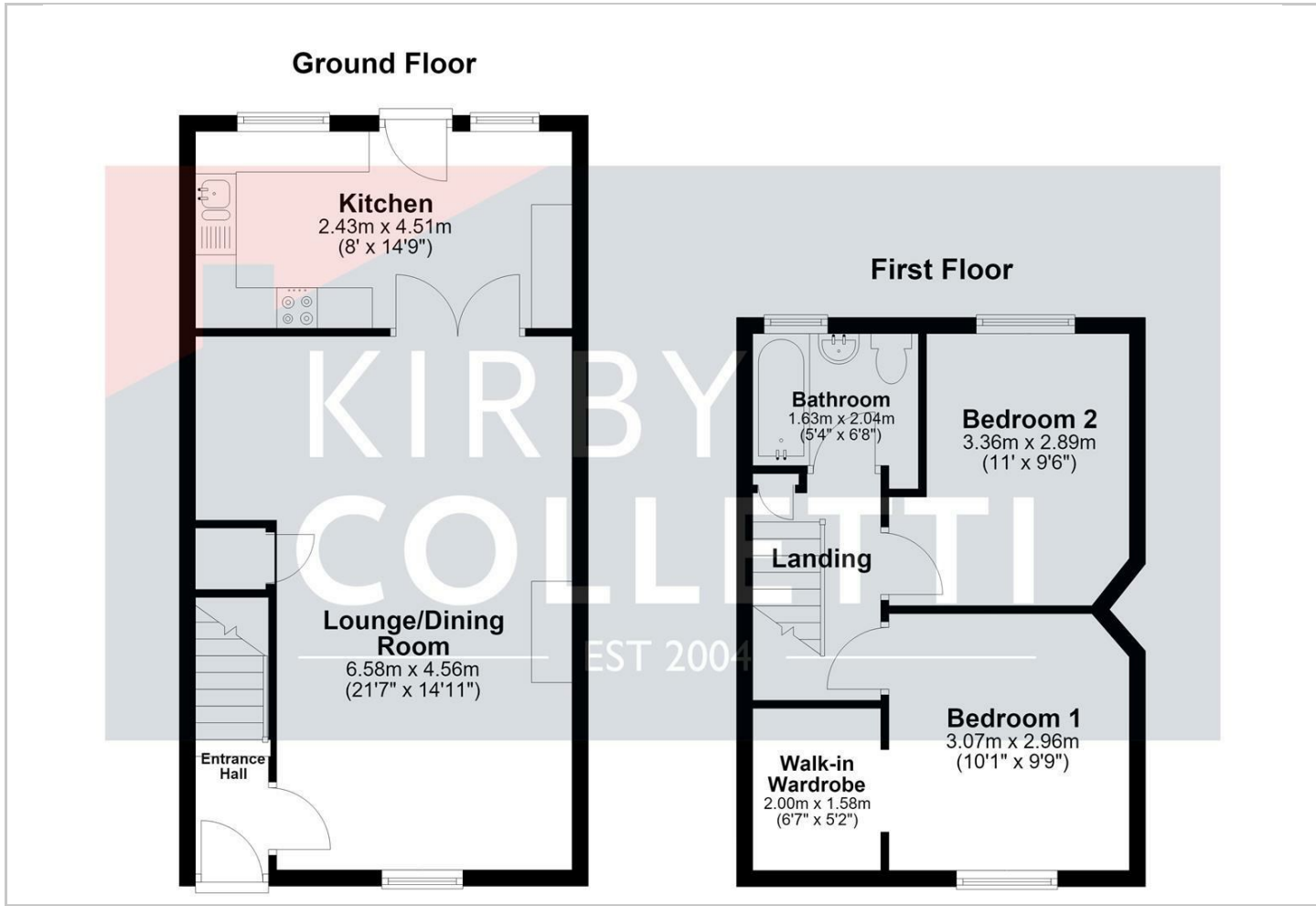
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

