



Shepherds
Property Sales & Lettings



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Rye Road | Hoddesdon | EN11 0HJ | £445,000



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The image shows a bright, modern sunroom or conservatory. The room features a vaulted roof with exposed wooden beams and a corrugated metal finish. Large multi-paned windows wrap around the back and side walls, offering a view of a garden with a wooden fence and neighboring houses. The lower part of the walls is constructed from red brick. In the center, a round wooden dining table is surrounded by four chairs with vibrant green and pink velvet upholstery. A small potted plant sits on the table. To the right, a grey fabric sofa is adorned with a large teal cushion. A white radiator is positioned against the brick wall beneath the windows. The floor is made of light-colored wooden planks. A watermark for 'Shepherds Property Sales & Lettings' is visible in the bottom left corner.

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This well proportioned 3/ 4 bedroom semi-detached house presents an excellent opportunity for those seeking a new home. The property is offered chain free, allowing for a smooth and hassle-free transition.

Boasting two reception rooms this residence also features three well-proportioned bedrooms, providing ample space for relaxation and rest. Additionally, there is a conveniently located bathroom to cater to the needs of the household.

One of the standout features of this property is the conservatory, which invites natural light and offers a lovely space to unwind while overlooking the garden. The outdoor area is complemented by off-road parking for two or more vehicles, ensuring convenience for residents and visitors alike.

Situated in a prime location, this home is conveniently close to local shops and the train station which offers over ground rail services into London Liverpool Street, making it ideal for commuters and those who enjoy the amenities of town living.

With its blend of comfort, practicality, and a desirable location, this semi-detached house on Rye Road is a wonderful opportunity for families and individuals alike.

Please note: photographs shown were taken prior to the current tenant moving in and are for reference purpose only.

Mains gas, water, electricity and drainage are connected.

- 3/4 Bedroom Semi Detached
 - Modern Kitchen & Utility Room
 - Gas Central Heating
- Living Room & Conservatory
 - Large Driveway
 - UPVC Double Glazing
- Modern Bathroom & En-Suite
 - Semi Detached
 - CHAIN FREE



Entrance Porch

7'1" x 4'0"

Living Room

16'8" x 11'4"

Conservatory/Dining Room

14'6" x 10'1"

Kitchen

9'6" x 7'5"

Utility/ Cloakroom

7'5" x 4'9"

Family/ Bedroom 4

11'3" x 8'10"

First Floor Landing

Bedroom One

12'1" x 11'8"

En-suite Shower Room

5'9" x 5'2"

Bedroom Two

11'7" x 8'9"

Bedroom Three

8'4" x 7'5"

Family Bathroom

8'4" x 4'4"

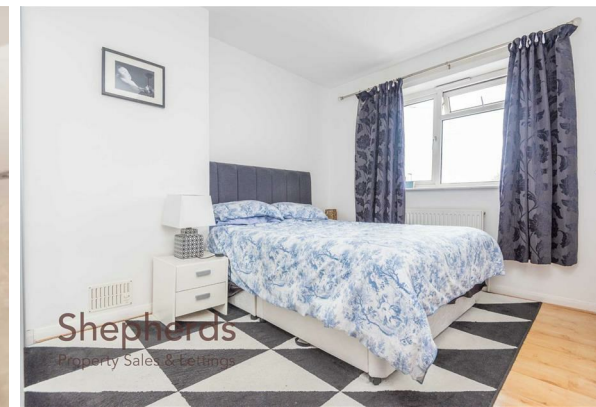
Exterior

Large Driveway

Rear Garden

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Tenure :
Council:
Tax Band:

Freehold
Broxbourne Borough
D



Rye Road, Hoddesdon



This floor plan is for guidance only and may not be accurate Shepherds have added furniture as a visual guide only and will not be included in the contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or altered without Shepherds Estate Agents Ltd. consent.



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