



**Elliot Heath**  
ESTATE AGENTS

73 Plomer Avenue, Hoddesdon  
£340,000

# 73 Plomer Avenue

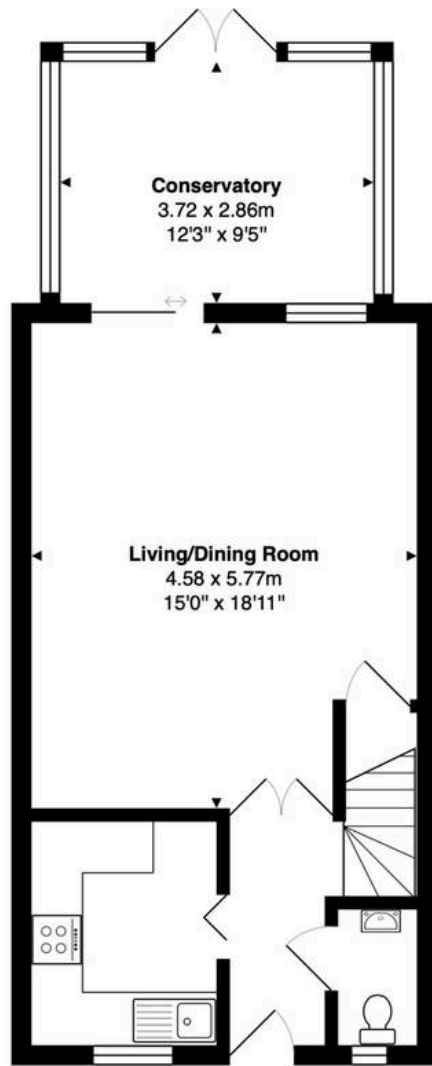
Hoddesdon, Hoddesdon

Elliot Heath presents this rare 2-bedroom end-terrace home with en suite, bathroom, downstairs WC, garden, parking, and excellent access to Hoddesdon town centre, Rye House station, and the A10/A414.

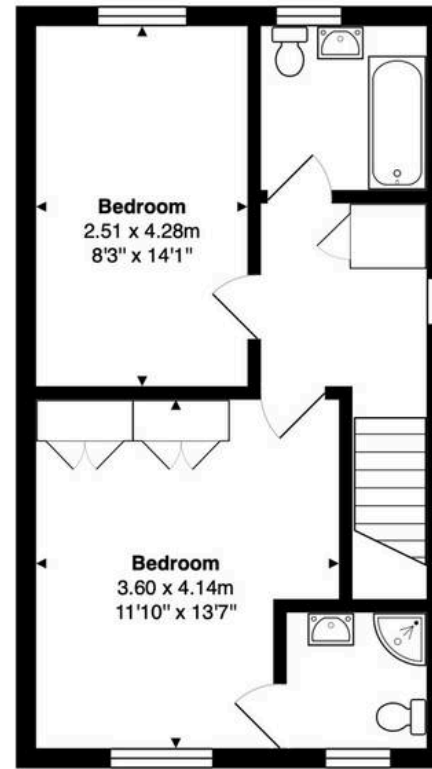
Council Tax band: D

Tenure: Freehold





**Ground Floor**  
Area: 50.9 m<sup>2</sup> ... 548 ft<sup>2</sup>



**First Floor**  
Area: 39.9 m<sup>2</sup> ... 429 ft<sup>2</sup>

**Total Area: 90.7 m<sup>2</sup> ... 977 ft<sup>2</sup>**

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)

### Entrance Hall

With tiled flooring, radiator, stairs rising to first floor landing and doors to:

### Downstairs WC

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising dual flush wc, wash hand basin, tiled splash back areas, tiled flooring, radiator.

### Kitchen

With double glazed window to front aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, fully integrated, tiled flooring.

### Living/Dining Room

15' 0" x 18' 11" (4.58m x 5.77m)

With double glazed window and sliding doors to the conservatory, two radiators.

### Conservatory

12' 2" x 9' 5" (3.72m x 2.86m)

Of double glazed and brick construction with double doors onto the rear garden, tiled flooring.

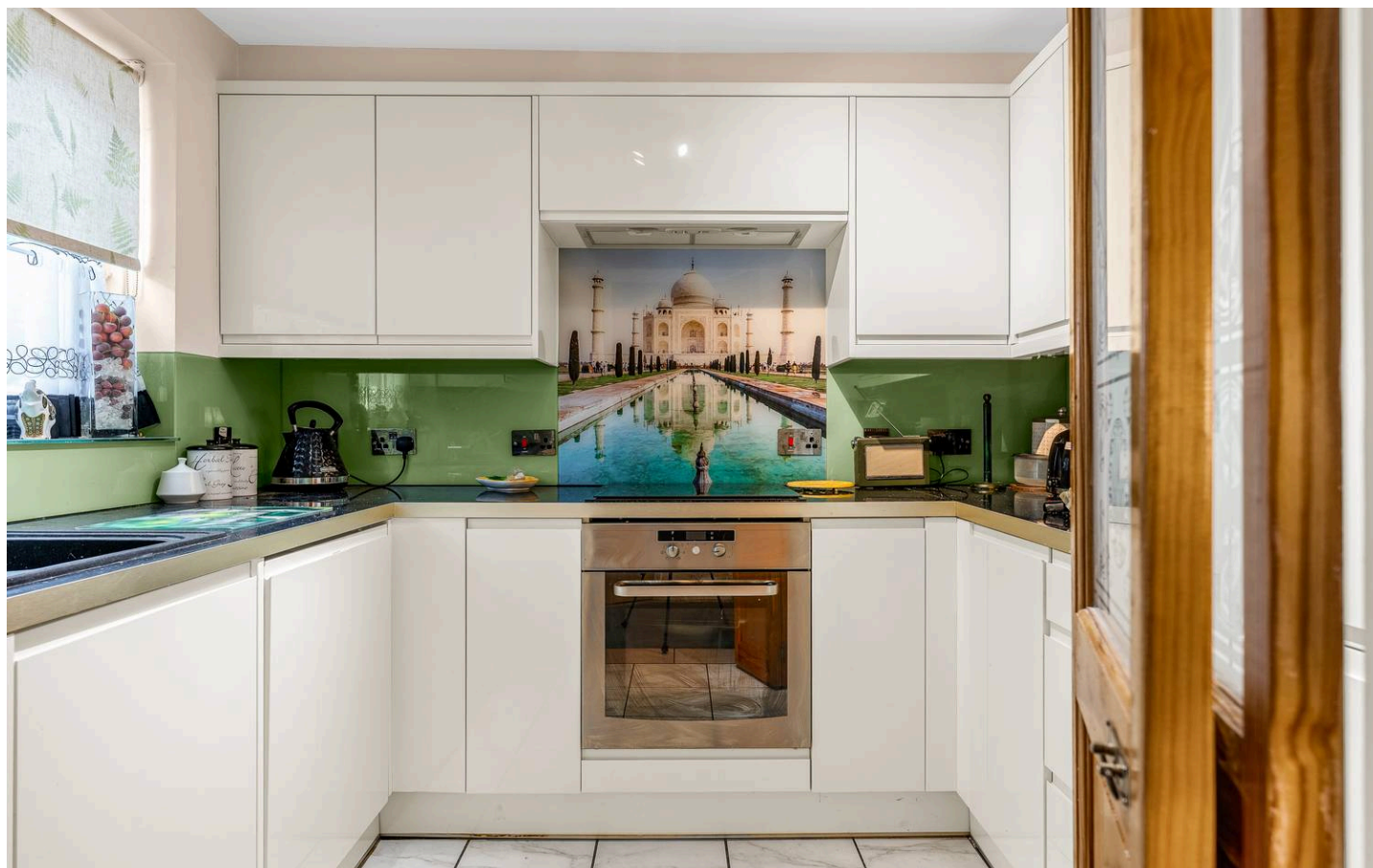
### First Floor Landing

With double glazed window to side aspect, built in storage cupboard, loft access, radiator, doors to:

### Bedroom One

11' 10" x 13' 7" (3.60m x 4.14m)

With double glazed window to front aspect, radiator, fitted wardrobe cupboards, door to:



**En Suite Shower Room**

With double glazed window to front aspect with obscure glass. Fitted with suite comprising shower cubicle, vanity unit with inset wash hand basin, dual flush wc, fully tiled, radiator.

**Bedroom Two**

8' 3" x 14' 1" (2.51m x 4.28m)

With double glazed window to rear aspect, radiator.

**Bathroom**

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back areas, tiled flooring, radiator.





#### **FRONT GARDEN**

Paved front garden and gated access to the rear garden.

#### **REAR GARDEN**

The low maintenance rear garden is mainly paved with artificial lawn, decked area and houses a timber summerhouse.

#### **ALLOCATED PARKING**

1 Parking Space

Allocated parking space.







## Elliot Heath Estate Agents

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