



River Avenue, Hoddesdon EN11 0JS

welcome to

River Avenue, Hoddesdon

WILLIAM H BROWN are pleased to offer for sale this well presented THREE BEDROOM 1930'S family home with DOUBLE STOREY EXTENSION TO REAR, LOFT SPACE, DOUBLE GARAGE and OFF-STREET PARKING. Ideally located within walking distance of local amenities, schools and RYE HOUSE railway station.



Accommodation Comprises

Main front door leading to:

Entrance Porch

Laminate flooring, door to:

Lounge / Diner

21' 6" max x 14' 10" max (6.55m max x 4.52m max)
Stairs to first floor, storage cupboard, laminate flooring, radiator, window to front aspect. Double doors to:

Kitchen

11' 5" x 11' (3.48m x 3.35m)

With a range of wall cupboards, ample work tops with cupboards and drawers under, fitted oven, built in hob, extractor fan, space for fridge freezer, washing machine, tumble dryer, sink unit, window and door to conservatory.

Conservatory

12' 1" x 10' (3.68m x 3.05m)

Fully double glazed, doors to garden.

First Floor Landing

Access to loft space, door to:

Bedroom 1

19' 10" max x 9' 7" max (6.05m max x 2.92m max)

L shaped. Window to front aspect, power points, radiator, built in wardrobes.

Bedroom 2

10' 9" x 7' 10" (3.28m x 2.39m)

Window to rear aspect, radiator, power points.

Bedroom 3

8' 10" max x 10' 5" max (2.69m max x 3.17m max)

Window to front aspect, power points, radiator.

Bathroom

A modern bathroom suite comprising of a low flush wc, sink unit with vanity below, panelled bath, window to rear aspect, fully tiled.

Loft Space

13' 3" x 10' 7" (4.04m x 3.23m)

Velux window to rear aspect, radiator.

Rear Garden

SOUTH WEST FACING REAR GARDEN with paved area, lawned area, flower borders, fenced boundaries.

Garage

22' 4" x 11' 8" (6.81m x 3.56m)

Light and power connected, rear vehicular access.

Front Garden

Paved providing OFF STREET PARKING.



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welcome to

River Avenue, Hoddesdon

- Three Bedroom Terraced Family Home
- Well Presented Throughout
- Loft Space
- Spacious Kitchen
- Lounge/Diner
- South West Facing Rear Garden
- Double Garage & Off Street Parking
- Walking distance to Rye House Station

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

£420,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HSD112610 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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