



*pc.*

Dorchester Avenue, Hoddesdon, EN11 9EJ  
£450,000 Freehold



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## Dorchester Avenue

Hoddesdon

Well-presented 3-bed mid-terrace with modern kitchen, conservatory, outbuilding, driveway for 2 cars, near schools and Rye House Station. Ideal for families and commuters.

Council Tax band: D

Tenure: Freehold

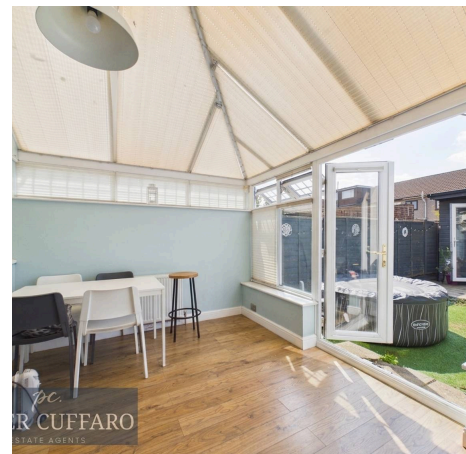
- Three Bedroom Family Home Overlooking Open Green.
- Stylish Living Room
- Kitchen Leading Out To Conservatory
- First Floor Offers Two Double Bedrooms And A Single Bedroom
- Family Bathroom
- Outbuilding Containing Electricity
- Driveway For Two Cars
- Walking Distance to Schooling For All Ages
- Close to Rye House Station With Direct Links Into London Liverpool Street
- Easy Access To Major Roads Including A10, M25, A414 and M11



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### Entrance Porch

5' 7" x 2' 3" (1.70m x 0.69m)

### Hallway

6' 0" x 4' 6" (1.82m x 1.38m)

### Living Room

15' 1" x 12' 10" (4.60m x 3.92m)

### Kitchen

15' 10" x 9' 2" (4.83m x 2.80m)

### Conservatory

13' 7" x 8' 10" (4.13m x 2.68m)

### Landing

6' 10" x 5' 5" (2.09m x 1.64m)

### Bedroom One

13' 11" x 9' 9" (4.23m x 2.97m)

### Bedroom Two

8' 8" x 8' 4" (2.64m x 2.53m)

### Bedroom Three

9' 6" x 5' 11" (2.89m x 1.80m)

### Bathroom

6' 9" x 5' 5" (2.07m x 1.65m)

### Outbuilding

11' 5" x 9' 5" (3.47m x 2.88m)





**MONEY LAUNDERING REGULATIONS:** Purchasers need to produce identification documentation at a later stage, and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We endeavour to make our sales particulars accurate/reliable; they are only a guide to the property. Measurements indicated are supplied for guidance only and must be considered incorrect. Please note we have not tested the services or equipment/appliances in this property, we strongly advise prospective buyers to commission their own survey and service reports before finalising an offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE OR REPRESENT FACT OR FORM PART OF ANY OFFER/CONTRACT. THE MATTERS REFERRED TO IN THE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS/TENANTS. NEITHER PETER CUFFARO ESTATE AGENTS OR ANY OF ITS EMPLOYEES/AGENTS HAVE AUTHORITY TO MAKE/GIVE ANY REPRESENTATION OR WARRANTY IN RELATION TO THIS PROPERTY.