



Rye Road, Hoddesdon EN11 0HJ

welcome to

Rye Road, Hoddesdon

WILLIAM H BROWN are delighted to offer for sale this well presented THREE BEDROOM FAMILY HOME offering generous living space and a beautifully maintained large rear garden, ideally located within close proximity of local stores, reputable schools and Rye House mainline station.



Accommodation Comprises

Entrance Hall

Doors to LIVING ROOM and DINING ROOM, stairs up to first floor.

Dining Room

Window to front aspect, feature fireplace.

Kitchen

Fitted with wall and base units, space for washing machine, fridge freezer, dishwasher, tumble dryer and cooker, window to rear aspect, door to rear garden, understairs storage cupboard.

Living Room

Patio doors to rear aspect, feature fireplace, window to front aspect.

First Floor Landing

Window to rear aspect, doors to:

Bedroom 1

Window to front aspect, built in wardrobes.

Bedroom 2

Window to front aspect, over stairs storage cupboard.

Bedroom 3

Window to rear aspect.

Shower Room

Low level flush WC, wash hand basin, shower unit, window to rear aspect.

Rear Garden

Beautifully kept rear garden, laid to lawn with decked area and large patio area. Side access and rear vehicular access providing off street parking.

Front Garden

Mature planting and flower borders.

Agents Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies



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Rye Road, Hoddesdon

- Three Bedroom Semi Detached Family Home
- Well Presented Throughout
- Spacious Living Room with Access to Rear Garden
- Separate Dining Room & Kitchen/Breakfast Area
- Beautifully Maintained Private Rear Garden with Side Access
- Rear Vehicular Access with Off Street Parking
- Outbuilding
- Close Proximity to Rye House Station & Local Amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HSD112824 - 0005

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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