



River Avenue, Hoddesdon EN11 0JU

welcome to

River Avenue, Hoddesdon

WILLIAM H BROWN are delighted to offer for sale this well proportioned THREE BEDROOM FAMILY HOME in need of modernisation, ideally positioned within easy reach of Hoddesdon town centre, local amenities and excellent transport links (Rye House railway station 0.6 mile via Rye Road).



Accommodation Comprises

Main front door to :

Entrance Hall

Stairs to first floor, door to lounge/dining room,

Lounge / Dining Room

Double glazed window to front aspect, power points, laminate flooring, storage cupboard, two radiators, window to rear aspect.

Kitchen

With a range of wall cupboards, work tops with cupboards and drawers under, sink unit, washing machine , dishwasher, hob, oven and extractor fan, window and door to rear aspect facing rear garden.

First Floor Landing

Stairs to loft conversion and bedroom 2.

Bedroom 2

Two double glazed windows to front aspect, power points, radiator.

Bedroom 3

Double glazed window to rear aspect, power points, radiator.

Bathroom

Comprising of a panel enclosed bath, wc, sink unit, double glazed window.

Second Floor Landing

Leading to:

Loft Conversion

Two skylight windows, vaulted ceiling, Double glazed window to rear aspect, radiator, power points,

En Suite Shower Room

Shower cubicle, wc, sink unit, towel rail, double glazed window to rear aspect.

Rear Garden

Decked area, artificial lawn area, fenced boundaries, rear vehicular access.

Front Garden

Off street parking.



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River Avenue, Hoddesdon

- Three bedroom family home
- Popular residential location
- Spacious lounge/diner
- Fitted kitchen
- Main bedroom with en suite shower room
- Family bathroom
- Off street parking & rear vehicular access
- Rye House railway station approx. 0.6 miles away

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

£380,000



Please note the marker reflects the postcode not the actual property

Property ref:

HSD112753 - 0004

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



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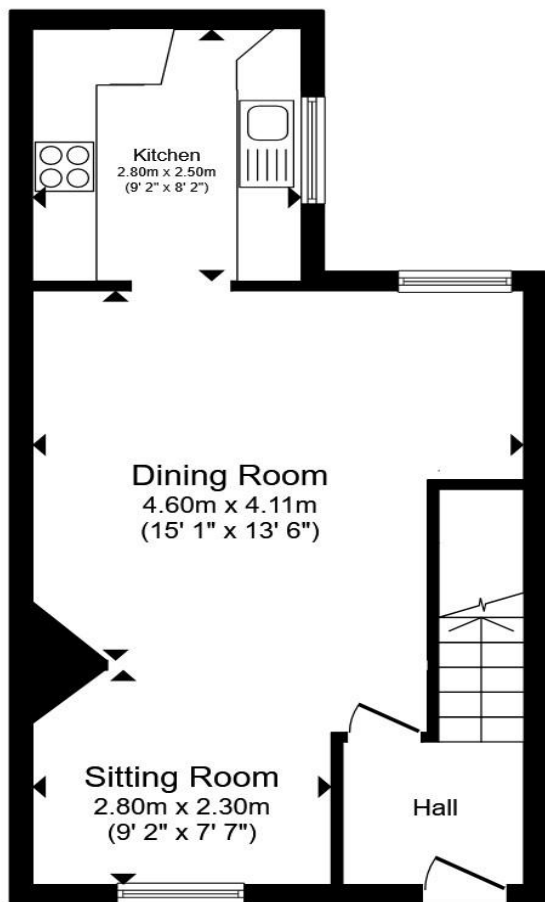
Hoddesdon@williamhbrown.co.uk



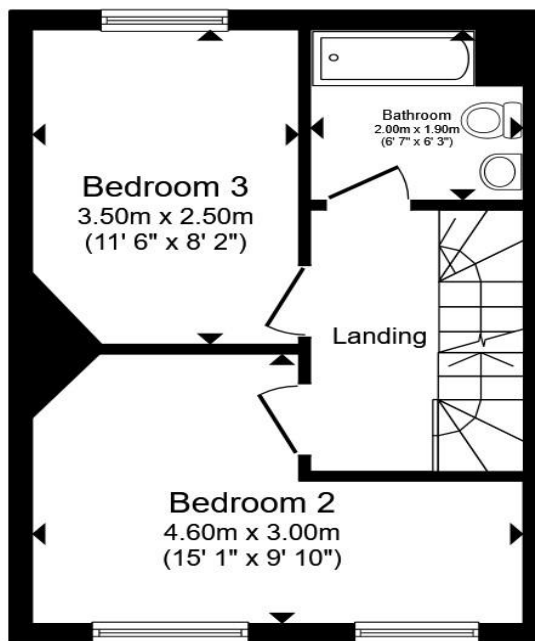
41 High Street, HODDESDON, Hertfordshire,
EN11 8TD



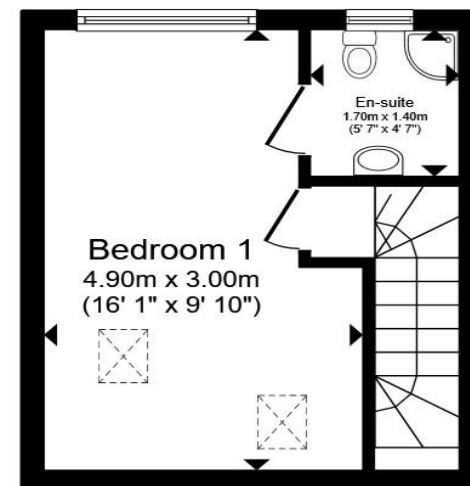
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Ground Floor



First Floor



Second Floor

Total floor area 87.1 m² (938 sq.ft.) approx

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