



Norris Rise, Hoddesdon, EN11 8RG |
£399,995 | Freehold

Norris Rise, Hoddesdon, EN11 8RG

This chain-free three-bedroom house is conveniently located within walking distance of the town centre, offering easy access to local amenities, shops, and restaurants. The property presents an excellent opportunity for those looking to put their own stamp on a home, as it is in need of some modernisation. There is also potential to extend to the rear of the property, subject to the necessary planning permissions. The property boasts a 60' south facing garden, double glazed windows, off-street parking, two reception rooms, a fitted kitchen, and bathroom. Additionally, there is a ground floor w.c., adding to the convenience of the property. This house represents an ideal option for buyers seeking a spacious family home that they can personalize and potentially expand to suit their needs. With its prime location and potential for improvement, this property is a fantastic opportunity.

Key features

- Chain-free three-bedroom house
- Potential to extend to the rear (subject to planning permission)
- Off-street parking
- Fitted kitchen and bathroom / w.c.,
- Walking distance to town centre
- Double glazed windows
- Two reception rooms
- Ground floor w.c.

Property Information

Tenure
Freehold
Council Tax
D
EPC Rating
D
Local Authority
Broxbourne Borough Council



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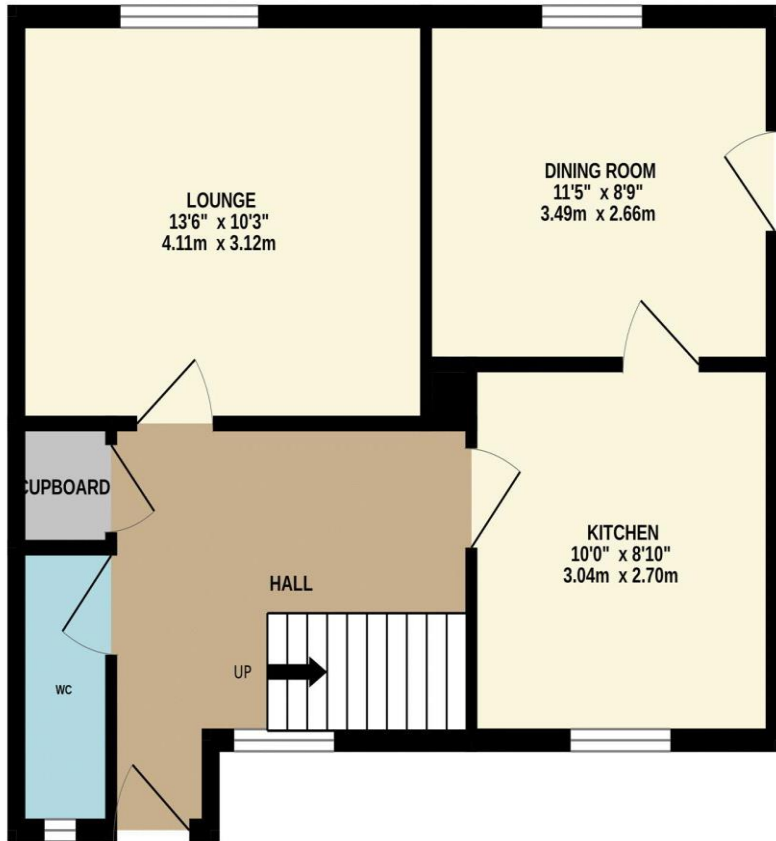


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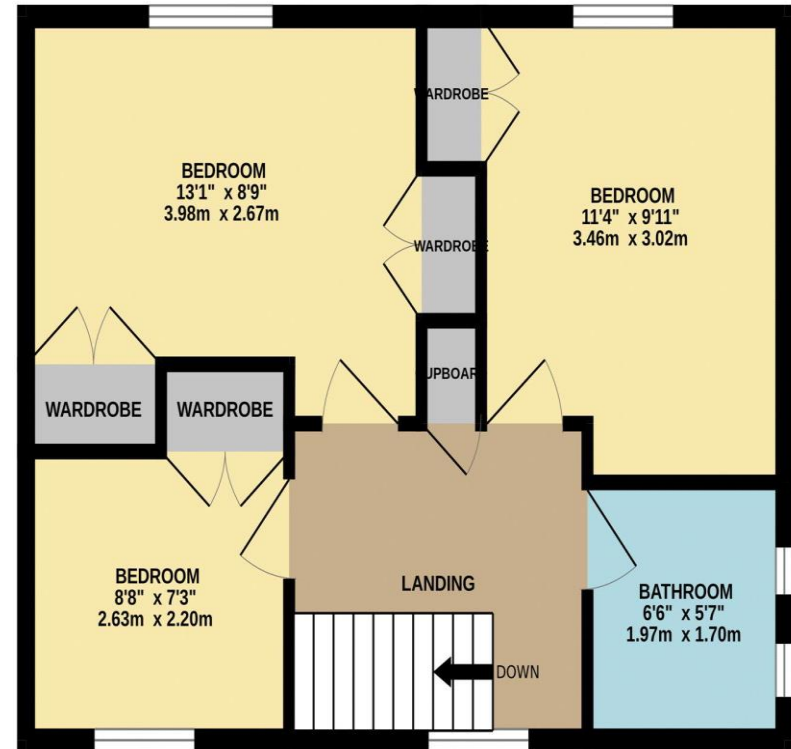


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GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 921 sq.ft. (85.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Opening Times

Mon	9am to 6.30pm
Tues	9am to 6.30pm
Wed	9am to 6.30pm
Thurs	9am to 6.30pm
Fri	9am to 6.30pm
Sat	9am to 5.00pm
Sun	Closed



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. Potential buyers are advised to recheck the measurements.