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River Avenue, Hoddesdon, EN11 0JS |  
£385,000 | Freehold



## River Avenue, Hoddesdon, EN11 0JS

Centrally located within walking distance of the Rye House Railway Station, this charming property boasts an array of desirable features with three immaculately presented bedrooms, this chain-free property offers ample living space for families and individuals seeking comfort and convenience. One of the highlights of this property is the extended, attractive kitchen/diner, which provides an ideal setting along with the spacious living room, while the ground floor shower room w.c. adds convenience. The property also offers a well-maintained 80' rear garden, providing ample outdoor space. Additionally, this property boasts off-street parking, ensuring ease and security for vehicle owners. Along with double glazed windows and gas central heating and an attractive bathroom there is potential for further extension (stpp). Overall, this chain-free property's prime location, extended kitchen/diner, spacious living areas, off-street parking, and attractive interior and exterior features make it an exceptionally desirable property for those seeking a comfortable, stylish, and conveniently located home.

### Key features

- Three bedrooms
- Chain-free
- 80' rear garden
- Off-street parking and potential for garage, accessed via service road
- Walking distance of Rye House Railway Station
- Extended, attractive kitchen/diner
- Potential for further extension (stpp)
- Well-presented throughout



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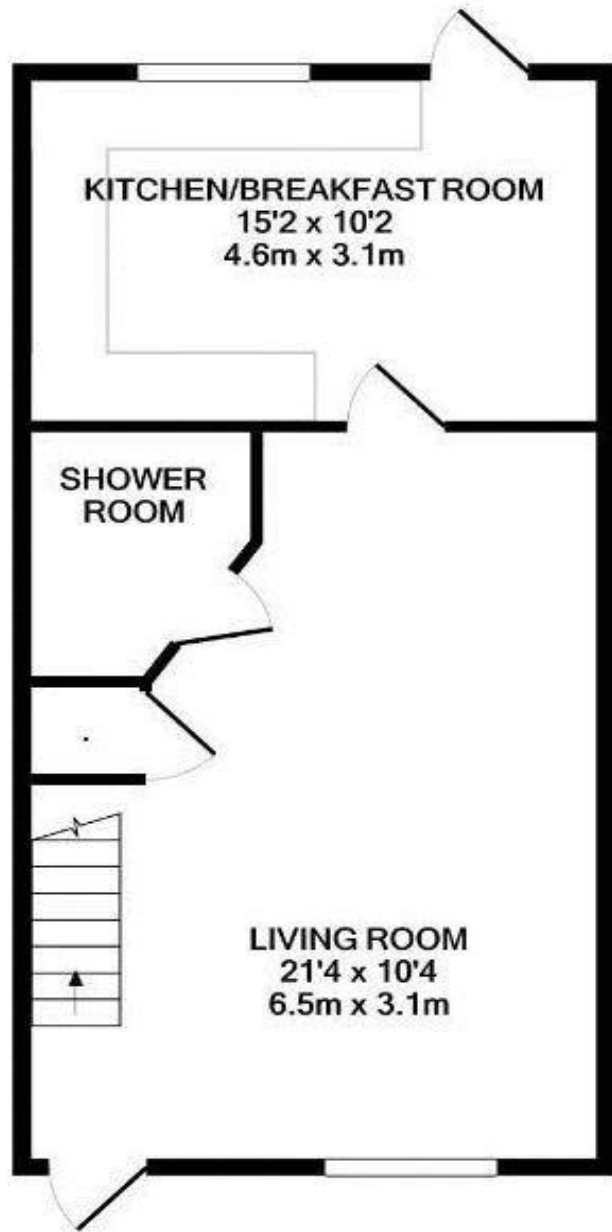
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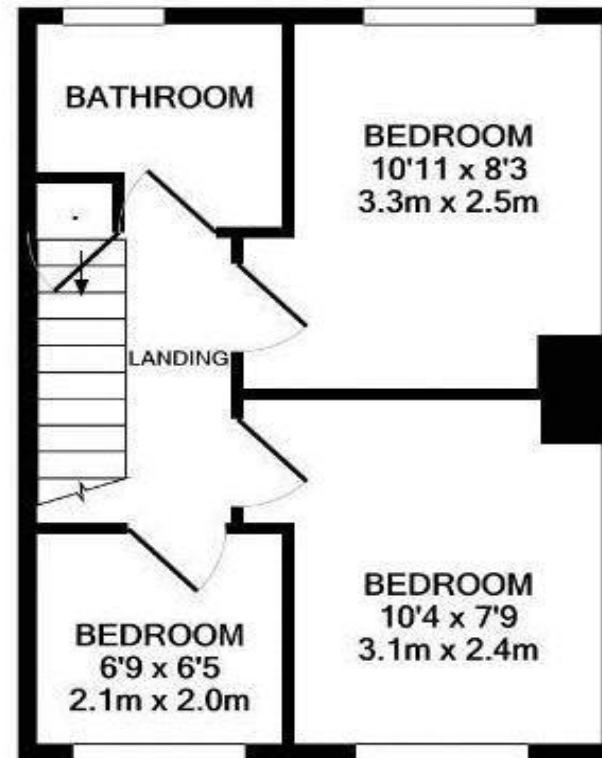
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GROUND FLOOR  
APPROX. FLOOR  
AREA 478 SQ.FT.  
(44.4 SQ.M.)

**TOTAL APPROX. FLOOR AREA 793 SQ.FT. (73.7 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR  
APPROX. FLOOR  
AREA 315 SQ.FT.  
(29.3 SQ.M.)





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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

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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.