



Hawthorn Road, Hoddesdon, EN11 0PJ |
£365,000 | Freehold

Hawthorn Road, Hoddesdon, EN11 0PJ

Introducing this spacious three-bedroom end terrace property, boasting a large south-facing rear garden and immense potential to extend further to both the side and rear (subject to planning permission). Situated in a sought-after location and in need of some modernisation, this home offers off-street parking, a fitting kitchen, a spacious lounge providing comfort for relaxation and entertainment, and a conveniently accessible shower room / w.c., accompanied double-glazed windows and gas central heating. With its superb location, this property offers the advantage of being within walking distance of the Rye House railway station, providing easy access to various destinations. The surrounding area offers an array of amenities including schools, shops, and recreational facilities, ensuring convenience. This exceptional property is presented chain-free, allowing for a stress-free and seamless transaction for the potential buyer. Don't miss the opportunity to acquire this remarkable home, rich in potential and offering an ideal setting.

Key features

- Spacious three-bedroom end terrace property
- Potential to extend further to side and rear (subject to planning permission)
- Spacious lounge for relaxation and entertainment
- Fitted kitchen
- Large south-facing rear garden
- Off-street parking available
- Off-street parking available
- Double-glazed windows and efficient gas central heating system



 paulwallace
estate agents

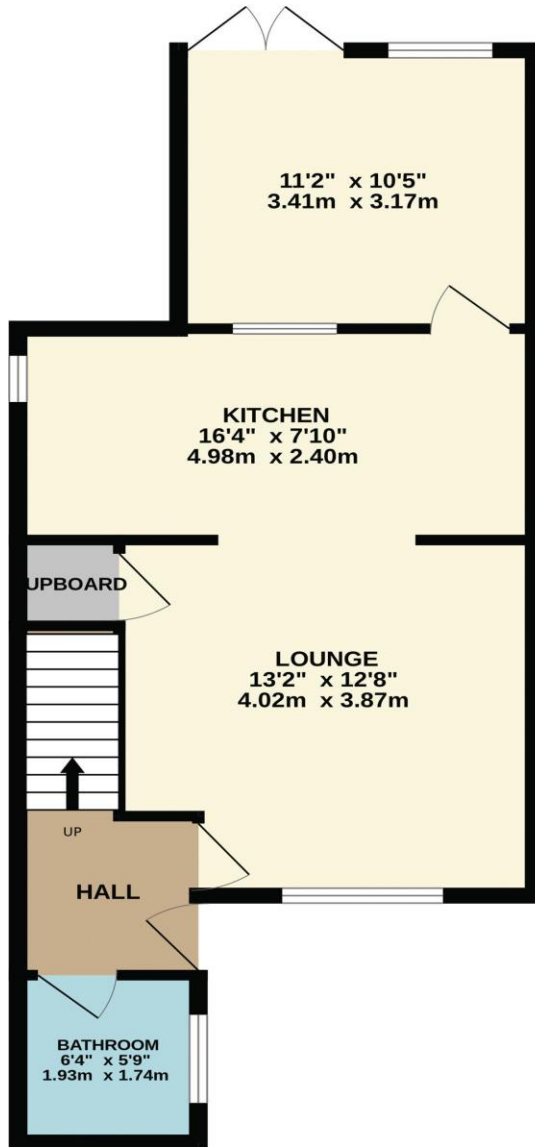
hoddesdon@paulwallace.co.uk

01992 466471

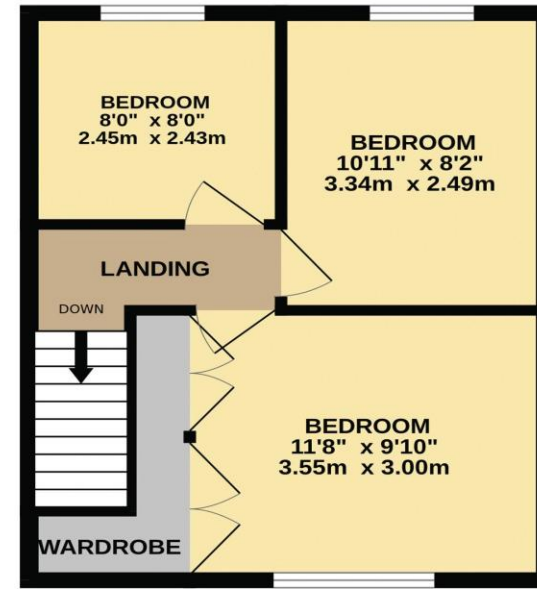




GROUND FLOOR
514 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq.ft. (79.8 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.
Made with Metropix ©2023





Registered Address: Unit 3 The Brookfield Centre, Cheshunt, Herts, EN8 0NN Company Registration Number: OC414280 | VAT Number: 276958046©2022 Paul Wallace Group LLP trading as Paul Wallace Estate Agents




Paul Wallace Estate Agents

70 High Street
Hoddesdon
Hertfordshire
EN11 8ET

 01992 466471

 hoddesdon@paulwallace.co.uk

 www.paulwallace.co.uk



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.