



Rye Road, Hoddesdon, EN11 0HP

This charming chain free Victorian property boasts an array of desirable features. With three bedrooms, two reception rooms, and the potential to extend (subject to planning permission), this residence offers ample space for comfortable family living. One of the standout qualities of this home is its convenient location. The property is within walking distance of Rye House station, providing excellent transport links to London. This makes it an ideal choice for commuters seeking easy access to London. Upon entering the property, you are greeted by a spacious lounge and dining room with

- Key features**
- Chain free Victorian property with three bedrooms and two reception rooms
 - Potential to extend (subject to planning permission)
 - Within walking distance of Rye House station, providing excellent transport links
 - Exposed timber floors adding character and warmth
 - Fitted kitchen and bathroom
 - Double glazed windows and gas
 - 80-foot rear garden, perfect for outdoor relaxation and entertaining.

Property Information

Tenure
Freehold

Council Tax
C

EPC Rating

Local Authority
Broxbourne Borough Council

Lease Length

Service Charge & Ground Rent



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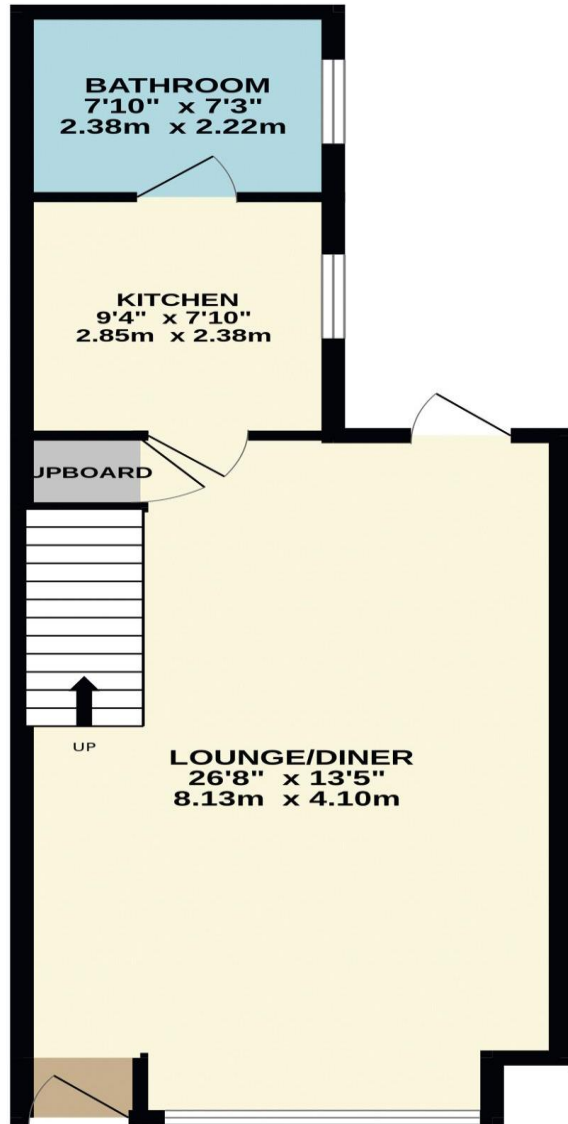
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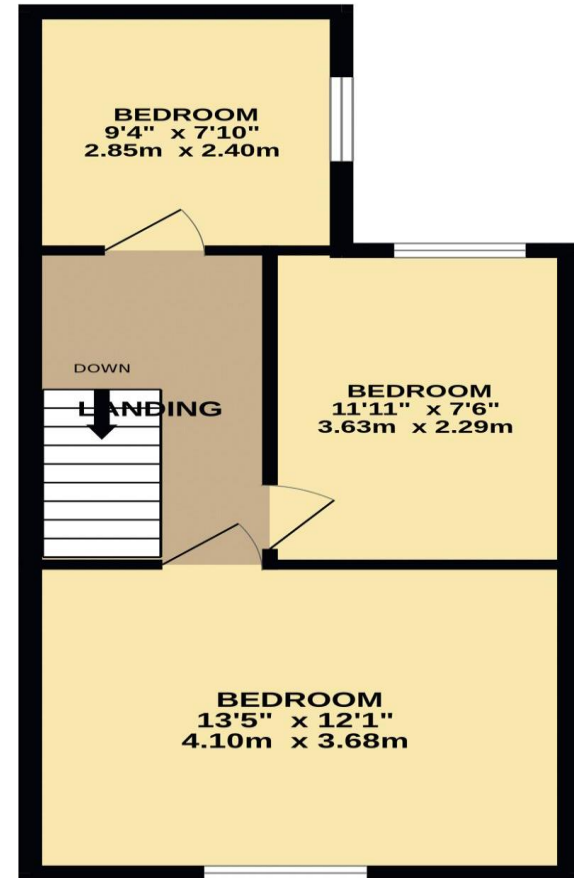




GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 886 sq.ft. (82.3 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.