

Shepherds
Property Sales & Lettings

Rye Road I Hoddesdon I EN11 0HJ I £425,000


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This well proportioned 3/ 4 bedroom semi-detached house presents an excellent opportunity for those seeking a new home. The property is offered chain free, allowing for a smooth and hassle-free transition.

Boasting two reception rooms this residence also features three well-proportioned bedrooms, providing ample space for relaxation and rest. Additionally, there is a conveniently located bathroom to cater to the needs of the household.

One of the standout features of this property is the conservatory, which invites natural light and offers a lovely space to unwind while overlooking the garden. The outdoor area is complemented by off-road parking for two or more vehicles, ensuring convenience for residents and visitors alike.

Situated in a prime location, this home is conveniently close to local shops and the train station which offers over ground rail services into London Liverpool Street, making it ideal for commuters and those who enjoy the amenities of town living.

With its blend of comfort, practicality, and a desirable location, this semi-detached house on Rye Road is a wonderful opportunity for families and individuals alike.

Please note: photographs shown were taken prior to the current tenant moving in and are for reference purpose only.

Mains gas, water, electricity and drainage are connected.

- 3/4 Bedroom Semi Detached
- Modern Kitchen & Utility Room
- Gas Central Heating
- Living Room & Conservatory
- Large Driveway
- UPVC Double Glazing
- Modern Bathroom & En-Suite
- Semi Detached
- CHAIN FREE





Entrance Porch
7'1" x 4'0"

Living Room
16'8" x 11'4"

Conservatory/Dining Room
14'6" x 10'1"

Kitchen
9'6" x 7'5"

Utility/ Cloakroom
7'5" x 4'9"

Family/ Bedroom 4
11'3" x 8'10"

First Floor Landing

Bedroom One
12'1" x 11'8"

En-suite Shower Room
5'9" x 5'2"

Bedroom Two
11'7" x 8'9"

Bedroom Three
8'4" x 7'5"

Family Bathroom
8'4" x 4'4"

Exterior

Large Driveway

Rear Garden











Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

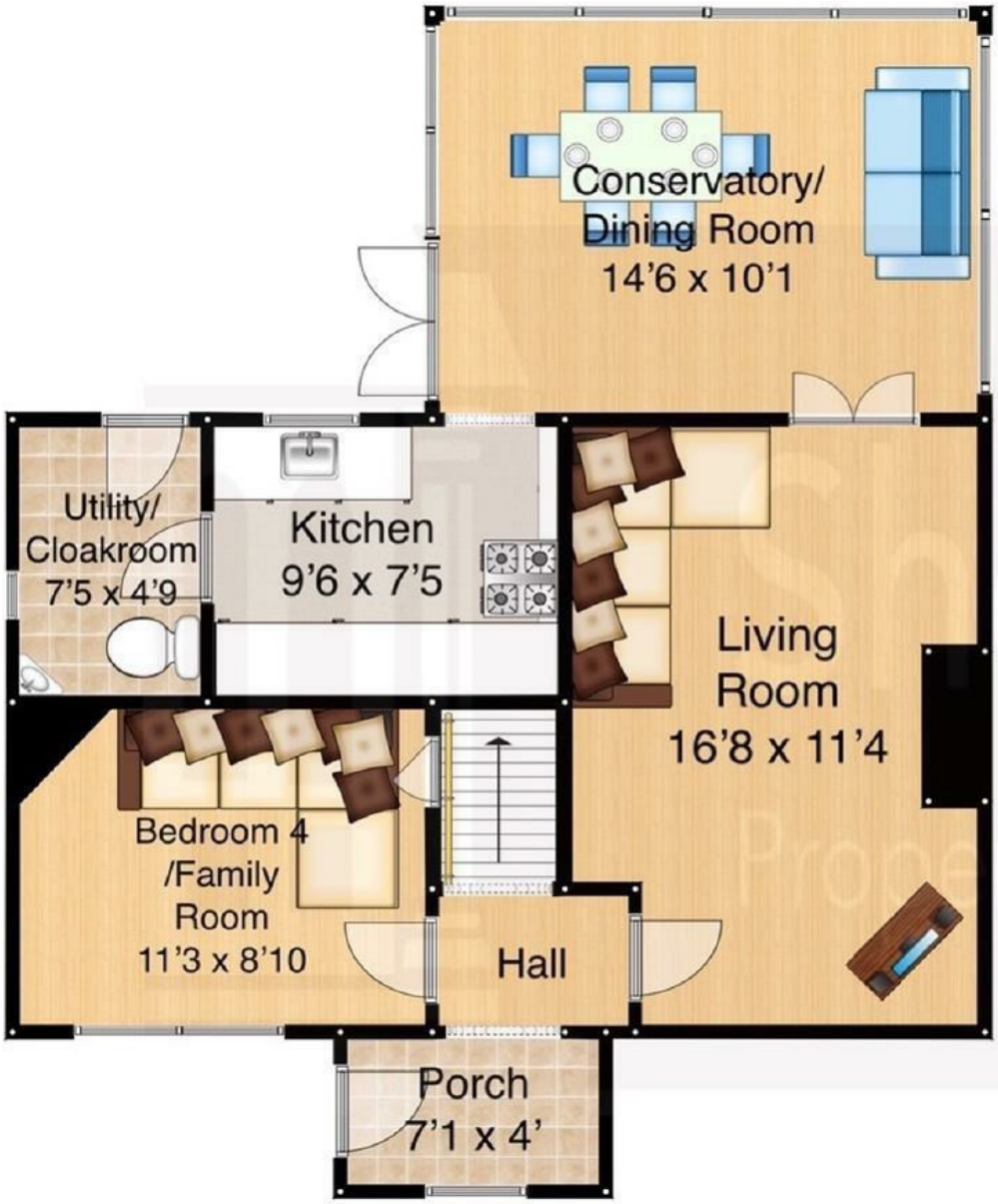
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Tenure :	**Freehold**
Council:	**Broxbourne Borough**
Tax Band:	**D**


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This floor plan is for guidance only and may not be accurate Shepherds have added furniture as a visual guide only and will not be included in the contracr. The floor plan is covered by the Copyright Act 1988 and can not be reused or altered without Shepherds Estate Agents Ltd. consent.



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