

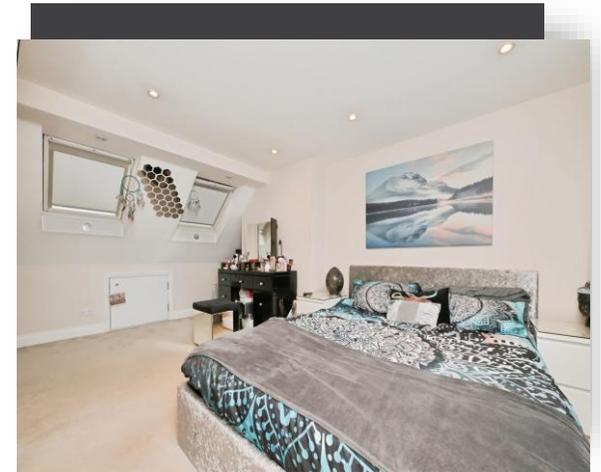


**River Avenue, Hoddesdon EN11 0JU**

**welcome to**

**River Avenue, Hoddesdon**

WILLIAM H BROWN are delighted to offer for sale this WELL PRESENTED and EXTENDED FOUR BEDROOM END OF TERRACED family home boasting SOUTH WEST FACING REAR GARDEN, STUDIO/GAMES ROOM TO REAR located within walking distance of Rye House Railway station and local amenities.



## Accommodation Comprises

Double glazed main front door leading to:

### Lounge

14' 2" max x 21' 3" max ( 4.32m max x 6.48m max )  
Bay window to front aspect with seating area, laminate flooring, stairs to first floor, feature gas fireplace, coving to ceiling, power points, radiator.  
Through to:

### Kitchen

13' 1" x 12' 8" ( 3.99m x 3.86m )  
A superbly fitted kitchen with a range of gloss grey wall units, ample granite work surfaces, cupboards and drawers under, feature centre island with further cupboards, sink unit, integrated dishwasher, space for American style fridge freezer, plumbing for washing machine, built in ovens, doors leading to rear garden, tiled flooring.

### First Floor Landing

Window to side aspect, stairs to loft conversion, door to bathroom.

### Bathroom

Comprising of a low flush wc, sink unit with vanity below, a panelled bath with shower attachment, tiled flooring, window to rear aspect, heated towel rail.

### Bedroom 3

9' 2" x 8' 5" to front of wardrobes ( 2.79m x 2.57m to front of wardrobes )  
Window to rear aspect, radiator, power points, wall to wall wardrobes.

### Bedroom 2

9' x 11' 11" max ( 2.74m x 3.63m max )  
Bay window to front aspect, power points, radiator.

### Bedroom 4 / Cot Room

6' 9" x 4' 10" ( 2.06m x 1.47m )  
Window to front aspect, power points, radiator.

### Second Floor Landing

Window to side aspect, door to:

### Bedroom 1

15' 7" x 10' 10" max ( 4.75m x 3.30m max )  
Part vaulted ceiling, velux windows x 2 to front aspect, window to rear aspect, power points, TV point, radiator

### En Suite Shower Room

Corner shower cubicle, low flush wc, sink unit, window, extractor fan.

### Rear Garden

West facing rear garden with canopy, artificial lawned area, decked area, flower borders.

### Outbuilding

18' x 15' 4" ( 5.49m x 4.67m )  
Converted to a games room with a sink unit, ample storage, laminate flooring and heater.

### Storage Room

9' x 9' 3" ( 2.74m x 2.82m )  
Light and power connected. Wash room with shower cubicle, low flush WC, sink unit with vanity below.

### Front Garden

Ample off street parking. Side access.



**view this property online** [williamhbrown.co.uk/Property/HSD112499](http://williamhbrown.co.uk/Property/HSD112499)



welcome to

## River Avenue, Hoddesdon

- Extended Four Bedroom End of Terrace Home
- Spacious Living Accommodation Throughout
- Superbly Fitted Kitchen
- Bright and Airy Lounge
- En Suite Shower Room to Principal Bedroom
- Detached Outbuilding with Light & Power
- Off Street Parking
- Walking Distance to Railway Station

Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£470,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HSD112499 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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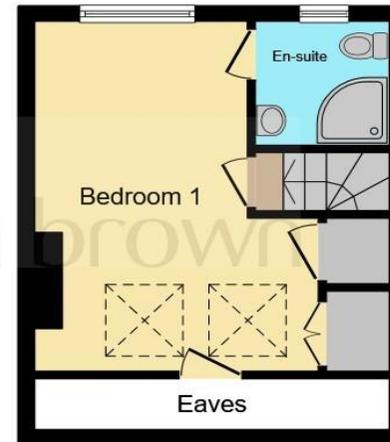
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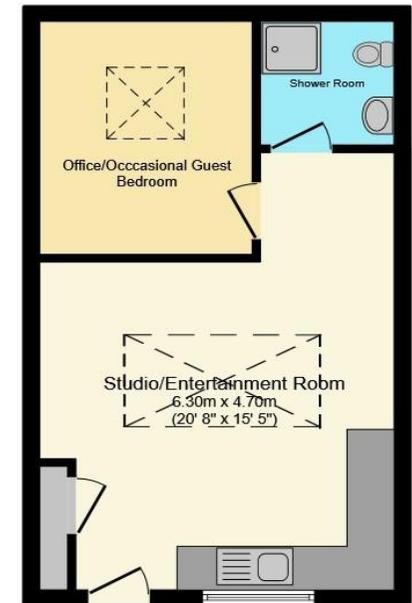
**Ground Floor**



**First Floor**



**Second Floor**



**Outbuilding**

Total floor area 145.2 m<sup>2</sup> (1,563 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)