



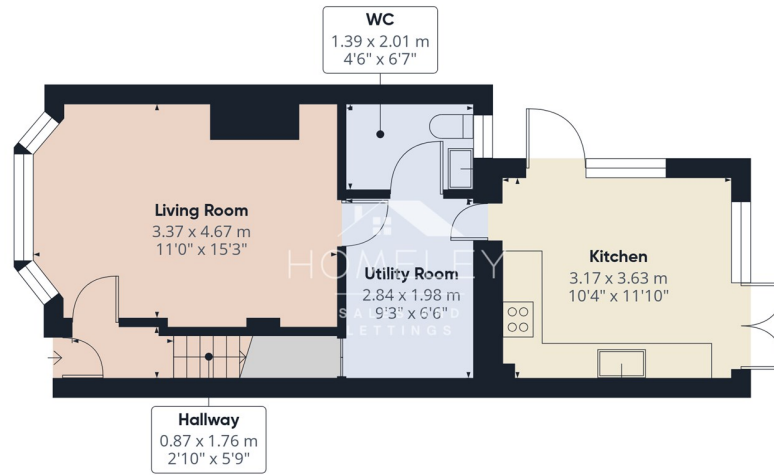
## 3 Bed House - Terraced located in

Offers in excess of £380,000

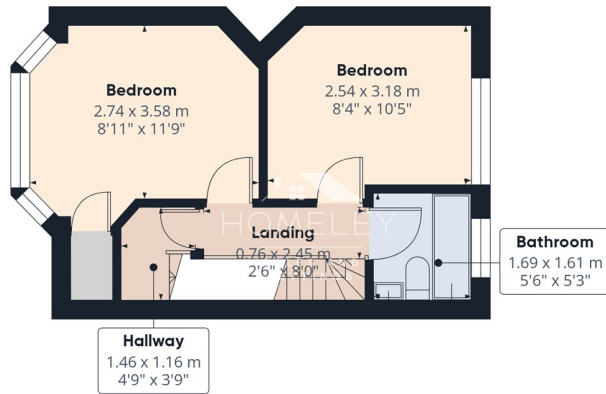
- 3 bedrooms, 1 bathroom, 2 receptions
- Spacious loft conversion
- Off-street parking space with EV-charger
- Double glazed windows
- Rear garden with sheds
- Ground floor WC
- Terraced house, built 1933
- Annexe extension
- Near schools and parks
- Highly recommended to view in person!



  
**HOMELEY**  
SALES AND LETTINGS



Floor 0



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

81.1 m<sup>2</sup>  
873 ft<sup>2</sup>

**Reduced headroom**

2.1 m<sup>2</sup>  
23 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Nestled on the charming River Avenue in Hoddesdon, this delightful terraced house, built in 1933, presents an exceptional opportunity for first-time buyers and those seeking a renovation project. With three well-proportioned bedrooms including a spacious loft converted bedroom, this property offers ample living space for families or individuals alike.

The ground floor features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. A convenient ground floor WC adds to the practicality of the layout. The property boasts a spacious rear garden, complete with two sheds, providing additional storage or potential for a workshop.

The welcoming and bright kitchen is fitted with a dishwasher, a double oven with 4 hob burners and an extraction fan.

One of the standout features of this home is the loft bedroom, which is generously sized and includes plumbing for a second bathroom, allowing for future expansion and personalisation. All windows are double glazed, ensuring warmth and comfort throughout the seasons.

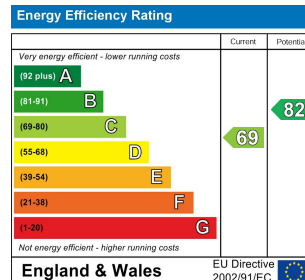
For those with vehicles, the property includes off-street parking for one car and an EV-charger - a valuable asset in this desirable area. Additionally, there is an annexe extension into the rear garden.

This property is not just a house; it is a canvas for your dreams and aspirations. Prebook your viewing today, as viewings will commence from the 8th of June onwards. Don't miss out on this fantastic opportunity to make this house your home.

**CONTACT**

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**EPC Rating: C**  
**Council Tax Band: C**

