



Taylor Phelps
Estate Agency

Dorchester Avenue, Hoddesdon EN11 9EN
£525,000



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Taylor Phelps are pleased to offer this fantastic four bedroom semi detached home positioned within this desirable residential location in Hoddesdon. This spacious family house boasts a superb loft conversion which features a principle bedroom, luxurious ensuite and excellent dressing room. This wonderful home further benefits from a high spec refitted kitchen, two receptions, a conservatory, a rear garden with artificial lawn and a good size driveway to the front proving ample off street parking and an EV charging point. Dorchester Avenue itself is located close to highly regarded schools, the town centre and Rye House train station which serves central London.



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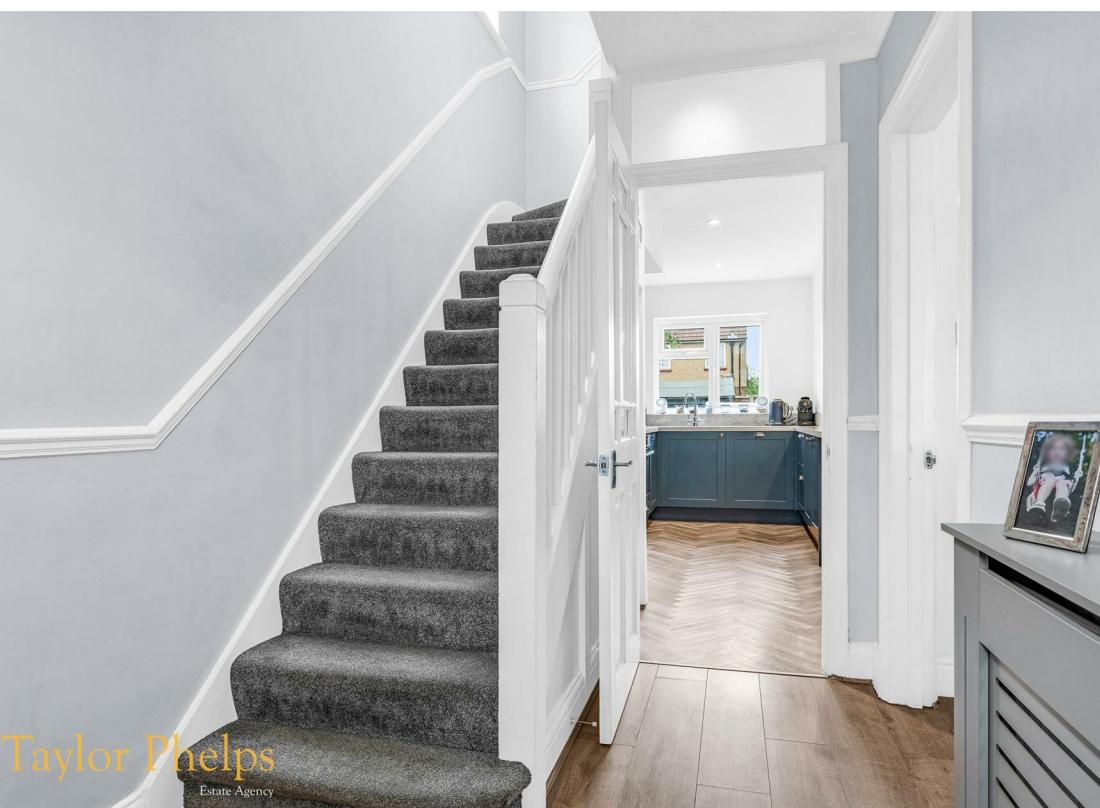
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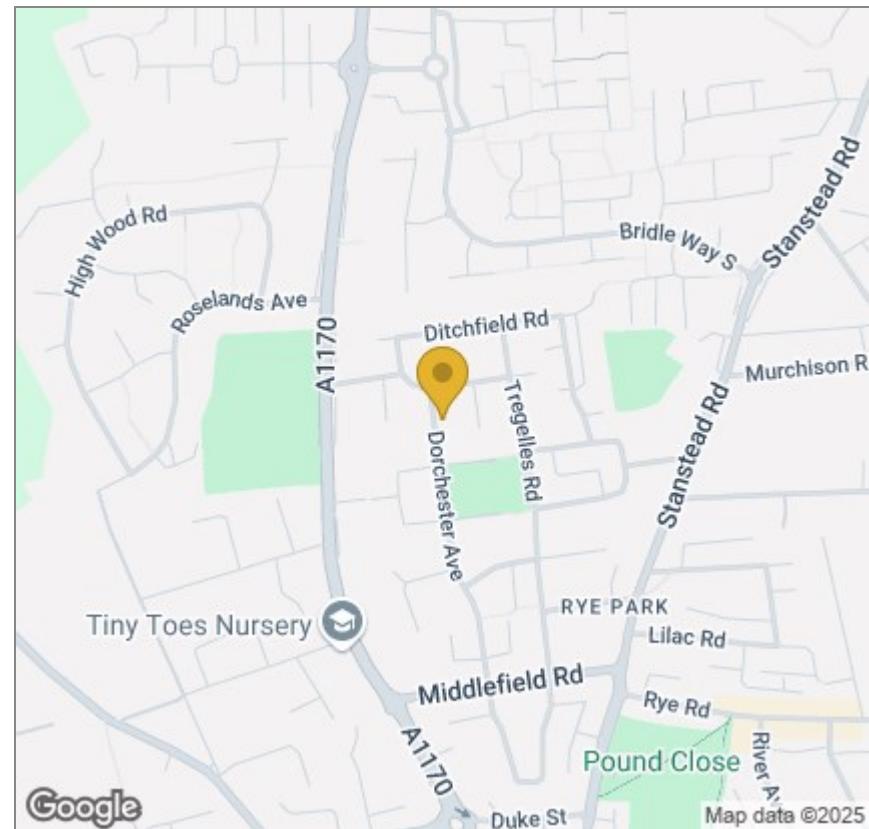


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Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-58) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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