



48 Rye Road

Hoddesdon, EN11 0HP

Price £420,000



Kirby Colletti are pleased to bring to market this Extended Victorian Terraced House offering a perfect blend of classic character and modern convenience, with Two well-proportioned Bedrooms, this property is ideal for families, couples, or those seeking a comfortable space to call home.

The property benefits from a good size Reception Room making it an inviting space for relaxation or entertaining guests, Re-fitted kitchen/Breakfast Room which boasts contemporary fixtures and fittings, providing a stylish and functional area for culinary pursuits, Re-Fitted Bath/Shower Room, uPVC double glazed windows and gas central heating.

The rear garden is perfect for those who appreciate a bit of greenery, providing a lovely spot for al fresco dining or enjoying a morning coffee along with brick built garden room offering good storage area.

Conveniently located close to the station, this home offers excellent transport links, making it an ideal choice for commuters. The surrounding area is rich in local amenities, including shops, parks, and schools, ensuring that all your daily needs are within easy reach.

- Extended Victorian Terraced House
- Re-fitted Kitchen
- Gas Central Heating
- Chain Free
- Two Bedrooms
- Re-Fitted Bath/Shower Room
- uPVC Double Glazed Windows
- Lounge/Dining Room
- Rear Garden With Brick Built Garden Room
- Close to Train Station



Accommodation

Storm porch with access to part glazed wooden front door.

Entrance Hall

Stairs to first floor. Feature tiled floor. Coved ceiling. door to:

Lounge/Dining Room

24'5 into bay x 11 (7.44m into bay x 3.35m)

Front aspect uPVC double glazed bay window. uPVC double glazed door to rear garden. Feature fireplace. Television aerial point. Under stairs cupboard. Two radiators. Exposed wooden floor. Coved ceiling. Door to:

Re-Fitted Kitchen/Breakfast Room

23'9 x 8 (7.24m x 2.44m)

Two side aspect uPVC double glazed windows. uPVC double glazed casement door to rear garden. Range of wall and base mounted units. Wooden worksurfaces over. Inset single drainer one and half bowl sink unit mixer tap over. Built in gas five ring hob. Extractor hood over. Built in oven. Space for fridge/freezer. Integrated washing machine & dishwasher. Recessed spotlights. Laminate flooring. Radiator.

First Floor Landing

Exposed flooring. Loft access. Built in linen cupboard.

Bedroom One

13'10 x 12'11 into bay (4.22m x 3.94m into bay)

Front aspect uPVC double glazed bay window.

Additional uPVC double glazed window. Feature fireplace. Built in wardrobes. Radiator. Coved ceiling. Wooden flooring.

Bedroom Two

11 x 11 (3.35m x 3.35m)

Rear aspect uPVC double glazed window. Radiator. Coved ceiling. Recessed spot lights. Wooden flooring.

Re-Fitted Bath/Shower Room

8'9 x 7'10 (2.67m x 2.39m)

Rear aspect uPVC double glazed window. White suite comprising panel enclosed bath mixer tap and shower attachment over. Tiled shower tray with wall mounted shower and shower curtain. Pedestal wash hand basin. Low level W.C. Heated towel and radiator. Cupboard housing gas central heating boiler. Extractor fan. Recessed spotlights.

Exterior

Rear Garden

Paved patio area with remainder laid to lawn. Well Stocked shrub borders. Rear pedestrian access. Brick built Garden Room 12'7 x 10'4 light and power connected. Side aspect window.

Front Garden

Access to front door.



Road Map



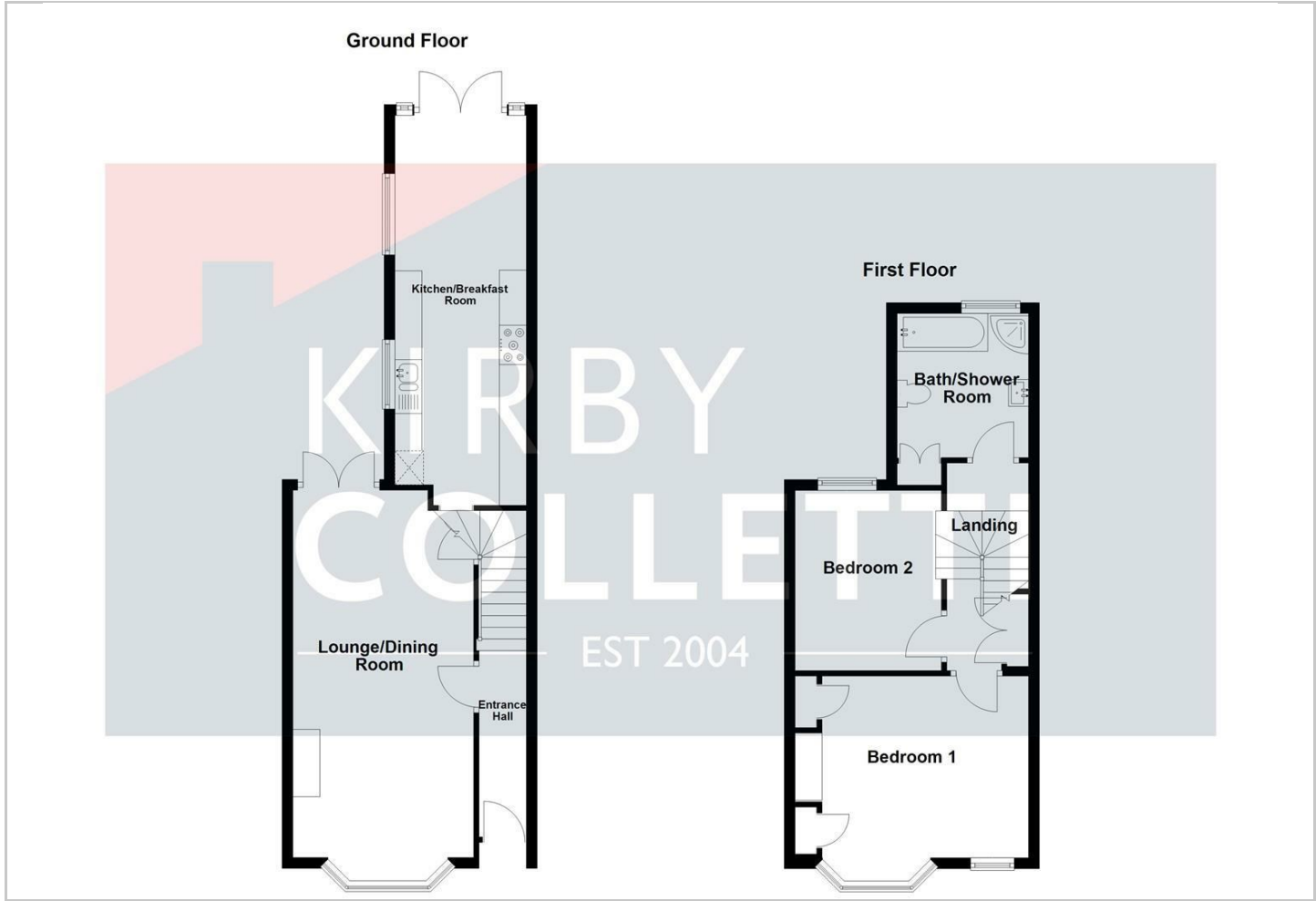
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

