



96. Amwell Street, Hoddesdon, EN11 8TZ  
Offers In Excess Of £350,000



## 96. Amwell Street, Hoddesdon, EN11 8TZ

This beautifully presented and deceptively spacious Victorian two-bedroom terraced home is ideally located just a short walk from Hoddesdon Town Centre. The property features two generous reception rooms, a well-appointed kitchen, a convenient downstairs shower room, utility area and an upstairs bathroom. Both bedrooms are good-sized doubles with the bathroom off the main bedroom.

With easy access to Rye House Station, offering direct links to Tottenham Hale and London Liverpool Street, and close proximity to the A10, Barclay Park, and highly regarded schools, this home is perfect for commuters and families alike. The property also offers potential for extension (STPP).

Outside, you'll find a long, low-maintenance garden. This amazing home is set back from the main road and parking is directly outside with no through traffic, so please call Lanes Estate Agents today for an accompanied viewing.



**Entrance Hall**

**Front Reception Room**

11'6 max x 11'9 (3.51m max x 3.58m)

**Second Reception / Lounge**

14'11 x 11'8 max (4.55m x 3.56m max)

**Kitchen**

11'1 x 6'8 (3.38m x 2.03m)

**Lean to / Garden Room**

14'7 x 5 (4.45m x 1.52m)

**Utility Area**

6'10 x 5'3 (2.08m x 1.60m)

**Downstairs Shower Room**

**First Floor**

**Bedroom One**

11'7 x 11'1 (3.53m x 3.38m)

**Bedroom Two**

11'6 x 11'1 (3.51m x 3.38m)

**Rear Garden**

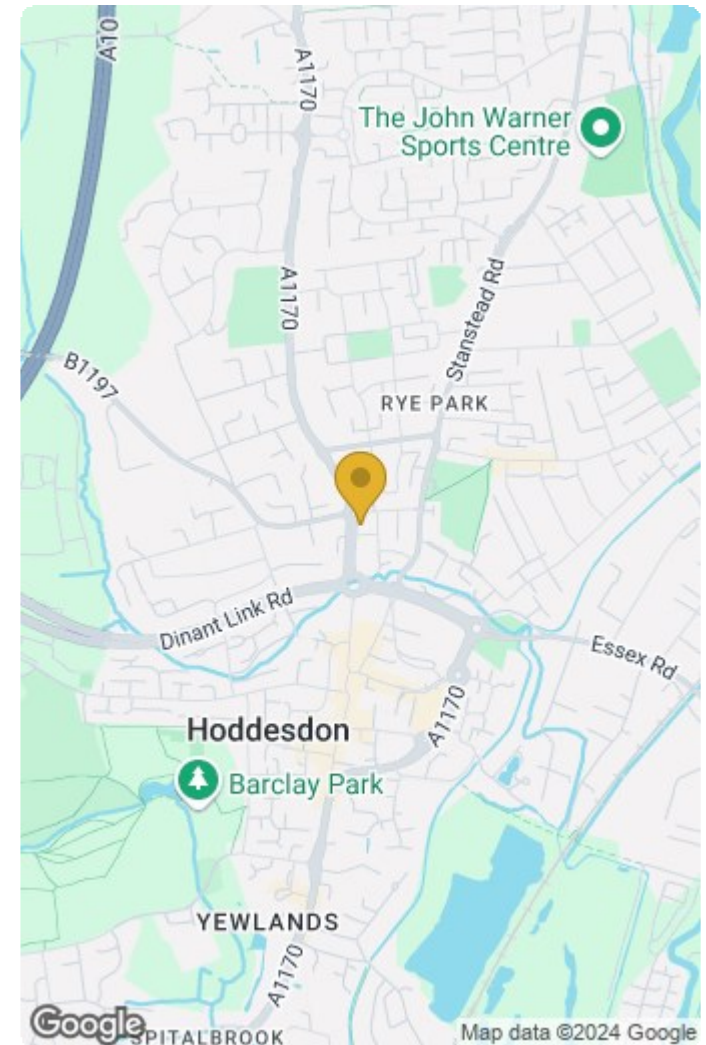




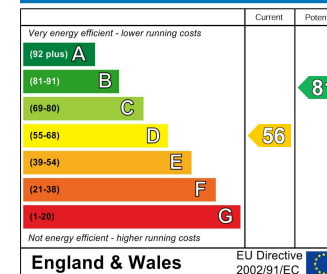


**Ground Floor**

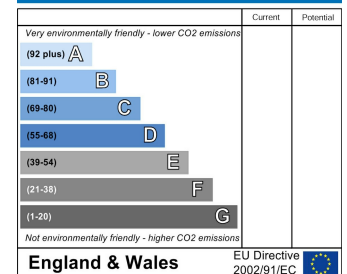
**First Floor**



**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**



**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

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